2.0 DESIGNING YOUR HOUSE & LOT

2

THE GUIDELINES

DESIGNING YOUR HOUSE AND LOT

As eloquently described in the Mission Hills Comprehensive Plan – and further detailed in the **Introduction** of this document – the original town plan for Mission Hills created a broad range of homesites set within a meticulously designed naturalistic landscape, establishing criteria for balancing the size and location of each home with surrounding homes and the landscape in which they are set. As is so clearly stated in the Comprehensive Plan, each home and its landscape contributes to the overall town design. The strong and growing value of Mission Hills and each property in it derives from, and depends upon, maintaining that delicate balance between cohesion and variation. Each property is distinct from all its neighbors, yet possessing and projecting the clear image of Mission Hills.

The Mission Hills Zoning Ordinance (MHZO) – which establishes standards for the general placement and size of buildings and other site improvements on each lot – recognizes in concept that each home must be calibrated to the size and shape of its lot and sited gracefully in relation to its neighbors, but fails to provide standards that ensure compatibility with the original design intent or existing neighborhood character. The subtlety with which the J.C. Nichols Company manipulated the siting, size, scale, and orientation of each new home – establishing a remarkable degree of harmony between each home in relation to its street, the shape and the topography of its lot, and the neighboring lots and homes – has for decades defied the concerted efforts of many capable people to reduce the original design relationships to zoning regulations.

Based on the observation and analysis in **Chapter 1**, **Chapter 2** provides the Guidelines to help property owners design homes and lots in ways that meet their family's needs while fitting gracefully into the unique design patterns of Mission Hills. **Section 2.1** describes how to apply the Guidelines to your lot. **Sections 2.2 through 2.5** provide specific Siting and Massing Guidelines for each of the four Mission Hills Character Areas, of which only those for your Character Area apply. **Section 2.6** provides additional direction for lots with certain atypical characteristics, and **Section 2.7** provides general Architectural and Site Design Guidelines for completing the design of your house and lot.

Although the Guidelines in **Sections 2.2 through 2.7** appear quite precise and quantitative, it should be remembered that they are parameters (guidelines) not standards. It is expected that as the ARB reviews designs on a case by case basis, adjustments will be both required and allowed in the interest of good design and reasonable accommodation of the unique circumstances on each lot. The specific Guidelines for situations on relatively narrow lots - where two homes are closer together than most - are provided in **Section 2.7.2**. Those Guidelines state that small dimensional differences that would not be significant in many instances require closer attention in such cases. The converse of this statement is also important: that given the generous size of most lots throughout Mission Hills, it is more important that each home be beautifully designed and proportioned than precisely meet any single numerical criterion.

2.1 HOW TO USE THIS CHAPTER

The Greenspace Plan (of which this is a three-dimensional example) presents the proposed site plan in the context of the existing neighborhood on surrounding lots to inform design decisions.

Every new or remodeled Mission Hills home must fit into and contribute to the unique design patterns of Mission Hills and its specific neighborhood context. **Chapter 1** presents an overview of these patterns, as generally identified in Mission Hill's comprehensive plan and analyzed in more detail in preparing these Guidelines. Property owners and their architects are encouraged to familiarize themselves with **Chapter 1** to fully understand the basis for and the intentions of these Guidelines.

The actual Guidelines that must be taken into account in designing your home are in **Chapter 2**. This chapter provides guidelines for siting and massing your house on a lot of any size or configuration in any of the four Character Areas, and for designing the site improvements on that lot. **Section 2.7** provides general architectural and site design guidelines, and the Architectural Appendix provides some style-specific recommendations for homes that employ one of the classic Mission Hills styles.

The following step by step instructions describe the use of these Guidelines to inform the design of your home and lot.

a. Neighborhood Character Area: Based on the Neighborhood Character Areas Map in **Section 1.4** – and consultation with City staff if your lot is on or near a Character Area boundary – identify the Character Area of your lot and refer to the corresponding Character Area Guidelines in **Sections 2.2 through 2.5**.

b. Lot Organization Diagram: The structure of the siting and massing guidelines in **Sections 2.2 through 2.5** is organized by defining a series of "Lot Areas" that inform the location, size and scale of building and site elements. The "Front Building Line" is defined by the MHZO - or in some cased by a platted line - and **Sections 2.2 through 2.5** define the other boundaries of the following Lot Areas:

i. Primary Building Area: The heart of the lot, with generous front, side, and rear setbacks; where any permitted Massing Elements may be up to the maximum size identified per Character Area.

ii. Secondary Building Area: The area surrounding the Primary Building Area, where Wings and Accessory Structures may be located, up to the maximum recommended size per Character Area but excluding the Main Mass.

iii. Conditional Building Area: The area surrounding the Secondary Building Area, the outer edges of which are defined by the minimum setbacks per the MHZO, where scaled-down Wings and Accessory Structures may be located only upon a finding of appropriateness by the ARB.

iv. Primary Landscape Building Area: The area outside of the Conditional Building Area limited to natural landscape, drives, walks, and in some circumstances, scaled-down accessory structures upon a finding of appropriateness by the ARB.

The Lot Organization Diagram shows the Primary, Secondary and Conditional Building areas to inform the placement of building masses and site elements on the lot.

c. Greenspace Plan: A "Greenspace Plan" combines the site plan for a proposed project with the existing site plans of surrounding lots, so that the designer, the ARB and interested neighbors can see how the proposed project "fits in" to its neighborhood context. Applicants are advised to prepare such a plan early in the design process. A Greenspace Plan must be submitted along with any application for a new home or substantial construction related to an existing home.

The Greenspace Plan reveals the surrounding Streetside and Gardenside Greenspace patterns to which the proposed improvements must contribute. Also, any special lot conditions or Special Frontage Types – as described in **Section 1.2.2** – should also be identified and mapped on the Greenspace Plan, as these may modify building setbacks or the orientation of your house on its lot.

d. Siting and Massing Guidelines: **Sections 2.2 through 2.5** provide guidelines for appropriately massing and siting homes and Accessory Buildings in each of the four Character Areas and on lots of all widths typically found there. The guidelines include parameters for the size, scale and location of the Main Mass, as well as the size, scale and disposition of Wings and Accessory Buildings. The guidelines are calibrated to ensure that new homes respect the character-defining patterns of the original Mission Hills design, and if followed should avoid most neighbor concerns that new structures may "loom over" or "crowd" their properties and homes.

e. Adjustments for Special Lot Conditions and Frontage Types: Three general types of atypical lot conditions require compliance with the additional guidelines of **Section 2.6** to ensure that the surrounding Streetside and Gardenside Greenspace are not disrupted, and that new homes do not unreasonably intrude upon their neighbors:

- Lots significantly elevated relative to side and/or rear neighbors;
- Narrower lots on which existing and proposed homes tend to be closer to one another than typical for Mission Hills; and
- Lots with special frontage conditions as defined in **Section 1.2.2**.

f. Architectural and Site Design Guidelines: Once the buildings and major site elements have been generally massed and located on the lot, it is critical that the house and all site elements – including drives, garages, accessory buildings, walks, fences, and landscaping– be beautifully designed and detailed to deliver a true Mission Hills House. The guidelines of **Section 2.7** provide recommendations for configuring building and site elements, and for selecting appropriate architectural and landscape materials. The Architectural Appendix provides additional guidelines for some of Mission Hills classic architectural styles for applicants choosing to employ them.

g. Zoning Ordinance Compliance: Please note that in addition to the requirements of these guidelines, the requirements of the Mission Hills Zoning Ordinance (MHZO) must also be met. In general, compliance with these Guidelines will also ensure MHZO compliance, but applicants are responsible for ensuring compliance with both.

2.1.1. DESIGN GUIDELINES NAVIGATION

INTENT & APPLICABILITY

Mission Hills is comprised of unique lots and no two design projects are exactly alike. As such it is strongly recommended that all potential applicants read the Introduction and Chapter 1 of the Mission Hills Design Guidelines (MHDG) before beginning any design project. Additionally, this Section is designed to guide the applicant through the Design Guidelines document, organizing the design process into a series of steps and referencing the specific guidelines that are relevant to the following subject project type(s):

1. SITE WORK ONLY

For projects that do not affect the design of any on-site buildings, follow **Steps 1,2,4 & 5** below. Projects in this category include:

- **Walkways**
- **Stoops & Patios**
- **Driveways**
- **Front Landscape**
- **Garden Walls & Fences**

A. PRE-DESIGN ANALYSIS

1 DETERMINE NEIGHBORHOOD CHARACTER AREA OF SUBJECT LOT

1. Neighborhood Character Area: (Check applicable)

- ☐ A. Countryside Estates Character Area
- ☐ B. Neighborhood Estates Character Area
- ☐ C. Traditional Neighborhood Character Area
- ☐ D. Suburban Character Area

- Refer to **Section 1.4** to determine your Neighborhood Character Area.
- Refer to **Sections 2.2-2.5** for siting and massing guidelines specific to applicable Neighborhood Character Area.

2 DETERMINE ANY SPECIAL LOT FRONTAGE CONDITIONS APPLICABLE TO SUBJECT LOT

1. Special Lot Frontage Conditions: (Check all that apply)

- ☐ A. Reverse Corner Lot and/or Intesection Green Frontage
- ☐ B. Hillside Frontage
- ☐ C. Creekside Frontage
- ☐ D. Edge Frontage
- ☐ E. None of the above (*Subject Lot is Typical interior or Typical Corner Lot*)

- Refer to **Section 1.2** to determine applicabiltiy of Special Lot Frontage Conditions to Subject Lot.
- Refer to **Section 2.6.3** for site and landscape guidelines specific to applicable Special Lot Frontage Condition(s).

3 CREATE LOT ORGANIZATION DIAGRAM.

1. Based on Character Area of Subject Lot, map Primary, Secondary, and Conditional Building Areas, and Primary Landscape Area onto Lot Organization Diagram.

2. Determine any potential additional adjustments: (Check all that apply)

- ☐ A. Subject Lot is significantly elevated above a side or rear neighbor.
- ☐ B. Subject Lot is a Reverse Corner lot and/or Intersection Green Frontage.

- Refer to **Sections 2.2-2.5** to determine any necessary adjustments to Lot Organization Diagram
- Refer to **Section 2.6** to determine and make any necessary adjustments to Lot Organization Diagram.

2. ADDITIONS AND NEW HOMES

For new home proposals, applicants should familiarize themselves with the entire Design Guidelines Document, and follow **Steps 1-5** below. Projects in this category include:

- **New Home**
- **Porch**
- **Room**
- **Story/Level**
- **Dormers**
- **Garages & Accessorry Structures**

3. EXTERIOR ALTERATIONS

For projects that do not affect the site plan of the subject property nor the massing of the building(s), applicants may jump to **Steps 5** below: It is also recommended that applicants review **Appendix A -** for information about the characteristic architectural styls of Mission hills. Projects in this category include:

- **Exterior Walls**
- **Roofing**
- **Projecting elements;**
- **Columns; Brackets; Stylistic Details**
- **Door / Windows**

B. SITING AND MASSING YOUR HOUSE

4 CREATE SITING AND MASSING PLAN FOR BUILDING OR ADDITION

1. Refer to appropriate Character Area instruction for guidelines for the following massing and siting elements:

A. Main House Mass
B. Front Wings and Projections
C. Side Wings
D. Rear Wings
E. Accessory Buildings
F. Dormers
G. Driveways in Primary Landscape Area
H. Compound Wings

2. Determine any potential additional massing adjustments for lots narrower than 130' at Front Building Line: (Check all that apply)

☐ A. Floor elevation of proposed design is significantly higher than Neighbor.
☐ B. Proposed design includes neighbor-facing dormers
☐ C. Proposed Addition to existing home encroaches into Conditional Building Area

3. Refer to and avoid Massing Abberations as described in Section 2.7.1E

- Refer to **Sections 2.2-2.5** for siting and massing guidelines specific to applicable Neighborhood Character Area.
- Refer to **Sections 2.6.2** for adjustments to massing guidelines for lots narrower than 130' at Front Building Line.
- Refer to **Section 2.7.1E**

C. DESIGNING YOUR HOUSE AND LOT

5 CREATE SITING AND MASSING PLAN FOR BUILDING OR ADDITION

1. Refer to Architectural Design Guidelines for new buildings or additions:

A. Exterior Walls
B. Roofs
C. Projecting Elements
D. Doors & Windows
E. Architectural Abberation
F. Massing Abberations

2. Refer to Guidelines for Garages, Accessory Structures, and Drives:

3. Refer to Site and Landscape Design Guidelines for site design & improvements:

A. Streetside Greenspace
B. Garden Walls & Fences
C. Grading & Retaining

- Refer to **Sections 2.2-2.5** for siting and massing guidelines specific to applicable Neighborhood Character Area.
- Refer to **Sections 2.6.2** for adjustments to massing guidelines for lots narrower than 130' at Front Building Line.

2.2 COUNTRYSIDE ESTATES GUIDELINES

GUIDELINES IN THIS SECTION

- Applicable to lots in the **Countryside Estates Character Area only**
- Organize lots into "Building" and "Landscape" Areas
- Provide specific Guidelines for Siting and Massing within each Lot Area.

2.2.1 INTENT & APPLICABILITY

The Guidelines in this section apply to lots in the **Countryside Estates Character Area** only. The intent of these guidelines is to ensure that all future projects in the Countryside Estates Character Area preserve and conserve the original Mission Hills patterns of this Character Area - as outlined in **Chapter 1** generally, and **Section 1.4.1** specifically - while balancing the interests of the applicant property owner and neighboring property owners.

The diagram above and table below organize a typical Countryside Estates lot into a series of Lot Areas, within which, the types and sizes of recommended building masses are defined in **Section 2.2.2**. For atypical lots and for a number of special circumstances, additional guidelines are provided in **Section 2.6**.

TABLE 2.2.1 - LOT ORGANIZATION AREAS FOR SITING AND MASSING GUIDELINES

			REAR BOUNDARY	SIDE BOUNDARIES
a	**Front Yard (Streetside Greenspace)**		*From Front Lot Line to Front Building Line, Per MHZO*	
b	**Front Building Line**		*Per MHZO*	
c	**Lot Width**		*Measured at "Front Building Line" b*	
d	**Gardenside Line**		*1/2 the Distance from "Front Building Line" b to Rear Lot Line*	
e	**Primary Building Area**	- - -	*Gardenside Line d*	*20% of Lot Width c*
f	**Secondary Building Area**	- - - - -	*1/2 the Distance between the Gardenside Line and the 20% Lot Depth Line*	*Same as Primary*
g	**Conditional Building Area [1]**	- - - - -	*20% of Lot Depth from Rear Lot Line - a.k.a. Rear Setback Line per MHZO*	*15% of Lot Width c*
h	**Primary Landscape Area [2]**		*Rear Lot Line*	*Side Lot Lines*

2.2.2 SITING & MASSING GUIDELINES

The guidelines in this section define the recommended location, size and scale of building massing elements and certain site improvements within each of the Lot Areas as defined in **Table 2.2.1**. These location and size recommendations - for the Main Mass, Side Wings, Rear Wings, Accessory Structures, Dormers and Driveways- are based on the observed patterns and "norms" for that Character Area as described in Chapter 1, and calibrated to the dimensions of the subject lot.

Primary Building Area: Within the Primary Building Area, any of these Massing Elements may be up to the maximum size identified for this Character Area.

Secondary Building Area: Within the Secondary Building Area, Wings and Accessory Structures may be up to the maximum recommended size, but Main Masses are not allowed.

Conditional Building Area: Building Wings and Accessory Structures may be located within the Conditional Building Area - sized and scaled as recommended for that Area - only upon a finding of appropriateness by the ARB.

Primary Landscape Area: Accessory Buildings and Structures may additionally encroach into the Primary Landscape Area, but again only in accordance with these Guidelines and upon a finding of appropriateness by the ARB.

Wings and Accessory Structures: Wings and Accessory Structures should be clearly defined simple masses; if a portion of a Wing or Accessory Structure extends into the Conditional Building Area, that entire wing - including any portions located in the Primary or Secondary Building Areas - should be sized and scaled as recommended for the Conditional Building Area.

Certain atyipcal conditions and special circumstances under which the ARB may find that it is appropriate to locate building masses within the Conditional Building Area are defined in **Section 2.6.** Those conditions and circumstances, the applicable guidelines for each, and the findings to be made by the ARB if approving such encroachments are defined in **Section 2.6.4.**

Note: Although the massing diagrams in this section are illustrating the Picturesque Massing type, all the building siting and massing parameters apply equally to homes that employ the Picturesque or Horizontal Massing Types as described in **Section 1.3.2**

A. MAIN MASS:

e PRIMARY BUILDING AREA:

a. **Width:** 40% of Lot Width, not to exceed 50% of Lot width.
b. **Depth:** Up tp 50% of Main Mass width.
c. **Height:** Up to 2 1/2 stories and 35 ft.
d. **Location:** Entirely within Primary Building Area; on or near Front Building Line, in allignment with houses immediately adjacent, except when Front Wings are approved by the ARB.

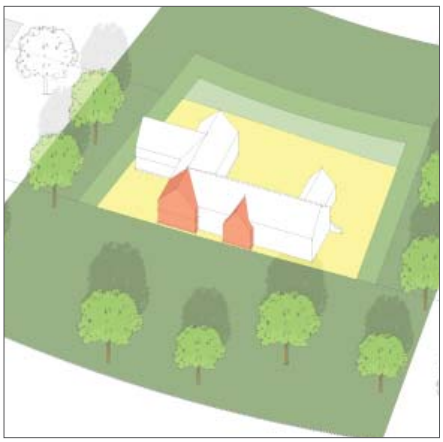
f SECONDARY BUILDING AREA:

N/A: Main Mass must be located entirely within Primary Building Area.

g CONDITIONAL BUILDING AREA:

N/A: Main Mass must be located entirely within Primary Building Area.

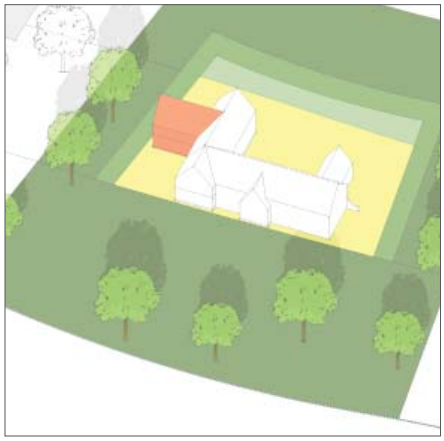
B. FRONT WING(S) AND PROJECTIONS:



e PRIMARY BUILDING AREA:

a. **Width:** Not to exceed 50% of Main Mass width.
b. **Depth:** Not greater than the width.
c. **Height:** Up to 2 stories; clearly less than main mass.
d. **Location:** The front face of front wings should be on or very near the Front Building Line, entirely within the Primary Building Area.
e. **Number of Front Wings:** No more than two.
f. **Forecourt:** If a forecourt is formed between 2 wings, its depth should not exceed its width

C. SIDE WING(S):



Width: The width of each Side Wing should be limited to about 15% of the lot width; the combined widths of Side Wings on both sides should be limited to about 25% of the lot width.

e PRIMARY BUILDING AREA:

a. **Depth:** Clearly less than main mass.
b. **Height:** Clearly less than main mass.
c. **Location:** Set back behind Main Mass.

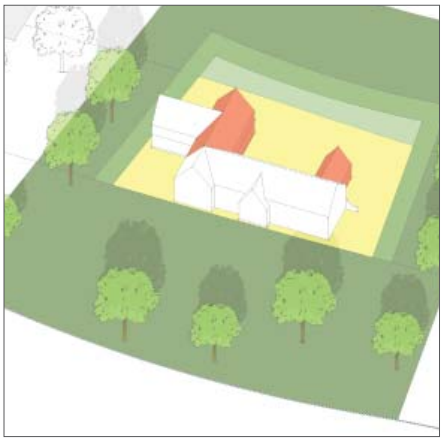
f SECONDARY BUILDING AREA:

a. **Height:** Up to 2 stories and 30 ft.; clearly less than main mass.

g CONDITIONAL BUILDING AREA:

a. **Height:** Up to 1 1/2 stories and 24 ft., with no second floor or dormer windows overlooking side neighbor.

D. REAR WING(S):



e PRIMARY BUILDING AREA:

a. **Depth:** Unlimited
b. **Width:** Clearly less than main mass; each wing should not exceed 50% of main mass width.
c. **Height:** Up to 2 stories and 30 ft.; clearly less than main mass.
d. **Spacing:** If multiple Rear Wings are proposed, spacing between wings should be no less than the eave height of the taller wing, nor less than half the length of the longer wing. Compound Rear Wings should meet the guidelines for Compound Wings in Sub-Section H to the right.

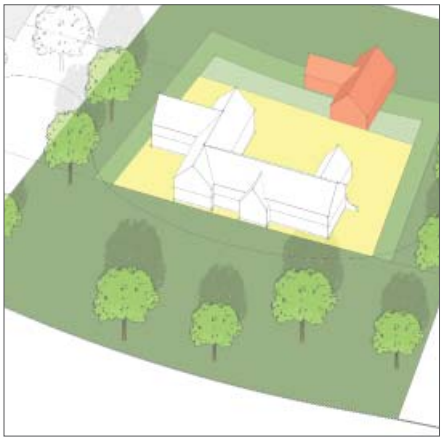
f SECONDARY BUILDING AREA:

a. **Height:** Up to 2 stories and 30 ft., clearly lower than main mass.
b. **Number of Rear Wings:** No more than 2 rear wings may encroach into this Area.

g CONDITIONAL BUILDING AREA:

a. **Height:** Up to 1 1/2 stories, up to 12 ft to eave, up to 24 ft to ridge.
b. **Number of Rear Wings:** No more than 1 rear wing may encroach into this Area.

E. ACCESSORY BUILDINGS:



e PRIMARY BUILDING AREA:

a. **Height:** Up to 2 stories and 24 ft. Must be subordinate in height to main mass.
b. **Maximum Area:** Unlimited.
c. **Distance from Principal Residence:** 10 ft minimum, per MHZO.
d. **Number of Accessory Buildings:** No more than 2 Accessory Buildings per lot.

f SECONDARY BUILDING AREA:

a. **Height:** Up to 2 stories and 24 ft.
b. **Maximum Area:** 720 s.f.

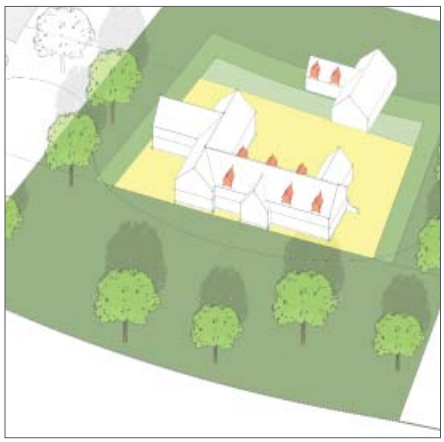
g CONDITIONAL BUILDING AREA:

a. **Height:** 1 story with a 10 ft. maximum eave height.
b. **Maximum Area:** 720 s.f.

h PRIMARY LANDSCAPE AREA:

a. **Accessory Structure Height:** 1 story with a 10 ft. maximum eave height
b. **Maximum Area:** 720 s.f.

F. DORMERS:



Dormer Size: Should be scaled as modest accessories to the roof they adorn and windows to the rooms they serve; not as entire rooms with their own roofs or "wings" sitting on the roof.

e PRIMARY BUILDING AREA:

a. **Dormer Orientation:** Dormers on the Main Mass may be oriented in any direction.

f SECONDARY BUILDING AREA:

a. **Dormer Orientation:** Dormers on side and/or rear wings should be oriented to the front or rear, not to the sides. When second floor windows or dormers have the potential to overlook neighbors' side or rear yard and facing toward it, appropriately scaled trees should be planted in the intervening yard to maintain the privacy of the neighboring lot.

g CONDITIONAL BUILDING AREA:

a. **Dormer Orientation:** Dormers on side and/or rear wings and/or accessory buildings may not be oriented toward any neighboring lot(s).

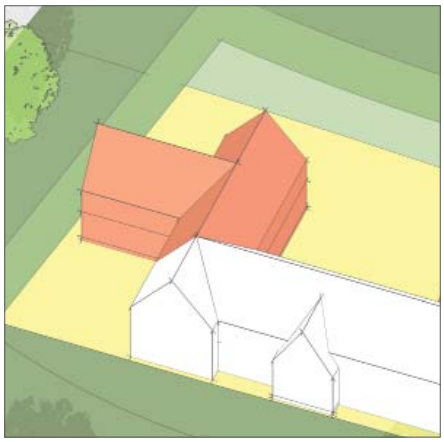
G. DRIVEWAYS IN PRIMARY LANDSCAPE AREA

a. **All Driveways:** Driveways should occupy as little of the Primary Landscape Area as practical. However, in the interest of minimizing the appearance of driveways and garages from street views, the ARB may find that it is reasonable for driveways to encroach into the Primary Landscape area between homes, to within 8% of the side lot line based on one or more of the following circumstances:

- For lots less than 140 ft. in width, on which a side-entry garage is proposed and the ARB finds that a wider landscape buffer would be impractical.
- For an addition or remodel, if the ARB finds that a requiring a wider landscape buffer would require unreasonable reconstruction of the existing home, or the removal of significant existing trees.

b. **Circular Driveways:** If provided, the inner green of the half-circle should be no less than 80 ft. wide, and intentional in form, with a depth at least 1/2 the width.

H. COMPOUND WING(S):

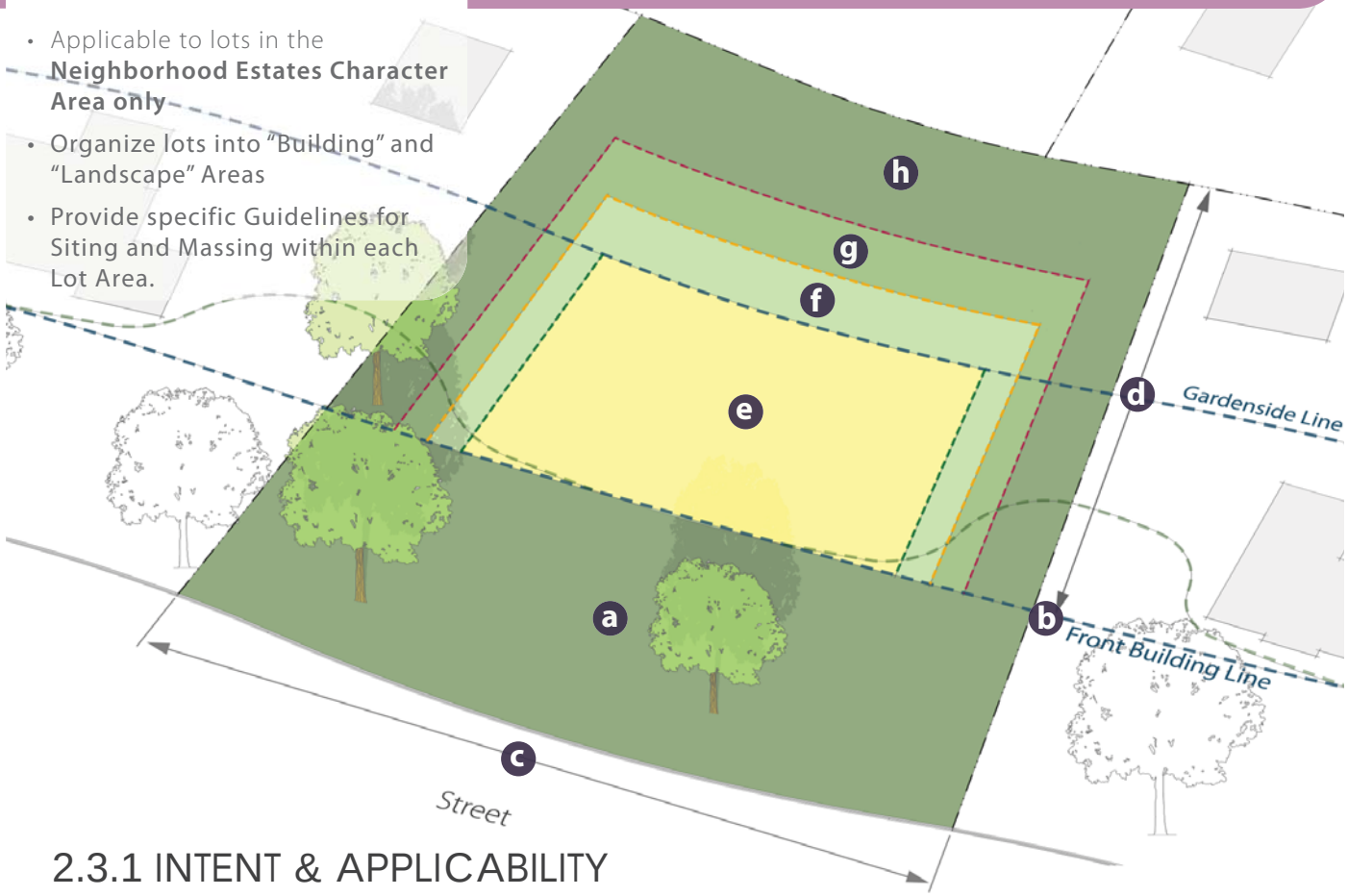


These Guidelines apply to Compound Wings, defined as two wings, one of which intersects another wing rather than the Main Mass. The Wing intersecting the Main Mass is defined as the Primary Wing, and thes guiddline for that type of wing should be applied. The Wing intersecting the Primary Wing is defined as the Secondary Wing. The Primary Wing may be either a Side Wing or a Rear Wing. The Secondary Wing should be clearly subordinate to the Primary Wing and follow the guidelines for a wing of that type.

2.3 NEIGHBORHOOD ESTATES GUIDELINES

GUIDELINES IN THIS SECTION

- Applicable to lots in the **Neighborhood Estates Character Area only**
- Organize lots into "Building" and "Landscape" Areas
- Provide specific Guidelines for Siting and Massing within each Lot Area.



2.3.1 INTENT & APPLICABILITY

The Guidelines in this section are for lots in the **Neighborhood Estates Character Area** only. The intent of these guidelines is to ensure that all future projects in the Neighborhood Estates Character Area preserve and conserve the original Mission Hills patterns of this Character Area - as outlined in **Chapter 1** generally, and **Section 1.4.2** specifically - while balancing the interests of the applicant property owner and neighboring property owners.

The diagram above and table below organize a typical Neighorhood Estates lot into a series of Lot Areas, within each of which, the types and sizes of recommended building masses are defined in **Section 2.3.2**. For atypical lots and for a number of special circumstances, additional guidelines are provided in **Section 2.6**.

TABLE 2.3.1 - LOT AREAS FOR SITING AND MASSING GUIDELINES

a	**Front Yard (Streetside Greenspace)**	*From Front Lot Line to Front Building Line, Per MHZO*	
b	**Front Building Line**	*Per MHZO*	
c	**Lot Width**	*Measured at "Front Building Line" b*	
d	**Gardenside Line**	*1/2 the Distance from "Front Building Line" b to Rear Lot Line*	
		REAR BOUNDARY	**SIDE BOUNDARIES**
e	**Primary Building Area**	*Gardenside Line d*	*20% Lot Width c*
f	**Secondary Building Area**	*1/2 the Distance between the Gardenside Line and the 20% Lot Depth Line*	*15% Lot Width c*
g	**Conditional Building Area [1]**	*20% of Lot Depth from Rear Lot Line - a.k.a. Rear Setback Line per MHZO*	*10% Lot Width c*
h	**Primary Landscape Area [2]**	*Rear Lot Line*	*Side Lot Lines*

2.3.2 SITING & MASSING GUIDELINES

The guidelines in this section define the recommended location, size and scale of building massing elements and certain site improvements within each of the Lot Areas as defined in **Section 2.3.1**. These location and size recommendations - for the Main Mass, Side Wings, Rear Wings, Accessory Structures, Dormers and Driveways- are based on the observed patterns and "norms" for their area as described in Chapter 1, most directly related to the size of the subject lot.

Primary Building Area: Within the Primary Building Area, any of these elements may be up to the maximum size identified for this Character Area.

Secondary Building Area: Within the Secondary Building Area, Wings and Accessory Structures may be up to the maximum recommended size.

Conditional Building Area: Building Wings, and one Accessory Structure may be located within the Conditional Building Area - sized and scaled as recommended for that Area - only upon a finding of appropriateness by the ARB.

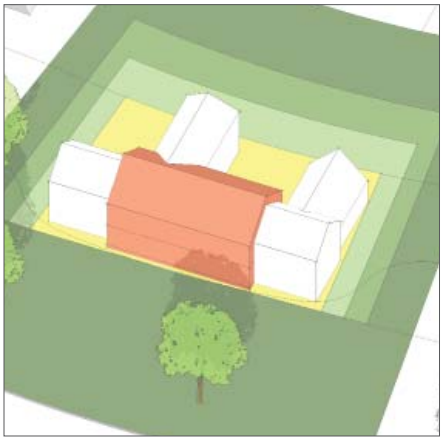
Primary Landscape Area: Accessory Structures may additionally encroach into the Primary Landscape Area, but again only upon a finding of appropriateness by the ARB.

Wings and Accessory Structures: Should be clearly defined simple masses. If a portion of a Wing or Accessory Structure extends into the Conditional Building Area, that entire wing should be sized and scaled as recommended for the Conditional Building Area.

The atyipcal conditions and special circumstances under which the ARB may find that it is appropriate to locate building masses within Conditional Building Area are defined in **Section 2.6.** Those conditions and circumstances - and the applicable guidelines for each and the findings to be made by the ARB - are defined in **2.6.4**,

Note: Although the massing diagrams in this section are illustrating the Central Vertical Massing type, all the building siting and massing parameters apply equally to homes that employ the Picturesque or Horizontal Massing Types as described in **Section 1.3.2**

A. MAIN MASS:



e PRIMARY BUILDING AREA:

a. **Width:** 40% of Lot Width, not to exceed 50% of Lot width.
b. **Depth:** 25% of Lot Width, need not be less than 25 ft.
c. **Height:** Up to 2 1/2 stories and 35 ft.
d. **Location:** Entirely within Primary Building Area; on or near Front Building Line, in allignment with houses immediately adjacent, except when Front Wings are approved by the ARB.

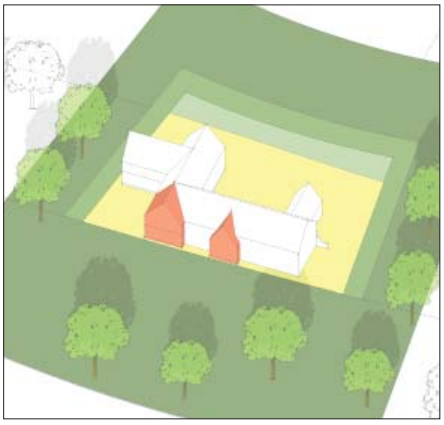
f SECONDARY BUILDING AREA:

N/A: Main Mass must be located entirely within Primary Building Area.

g CONDITIONAL BUILDING AREA:

N/A: Main Mass must be located entirely within Primary Building Area.

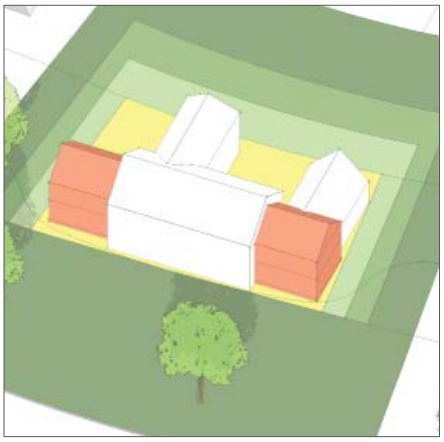
B. FRONT WING(S) AND PROJECTIONS:



e PRIMARY BUILDING AREA:

a. **Width:** Clearly less than main mass; total of all wings not to exceed 50% of main mass width.
b. **Depth:** Not greater than the width.
c. **Height:** Up to 2 stories; clearly less than main mass.
d. **Location:** The front face of front wings should be on or very near the Front Building Line, entirely within the Primary Building Area.
e. **Number of Front Wings:** No more than two.
f. **Forecourt:** If a forecourt is formed between 2 wings, its depth should not exceed its width.

C. SIDE WING(S):



Width: The width of each Side Wing should be limited to about 20% of the lot width; the combined widths of Side Wings on both sides should be limited to about 30% of the lot width.

e PRIMARY BUILDING AREA:

a. **Depth:** Clearly less than main mass.
b. **Height:** Clearly less than main mass.
c. **Location:** Set back behind Main Mass.

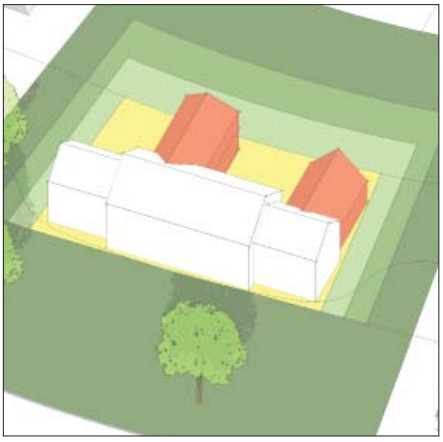
f SECONDARY BUILDING AREA:

a. **Height:** Up to 2 stories and 30 ft.; clearly less than main mass.

g CONDITIONAL BUILDING AREA:

a. **Height:** Up to 1 1/2 stories and 24 ft., with no second floor or dormer windows overlooking side neighbor.

D. REAR WING(S):



e PRIMARY BUILDING AREA:

a. **Depth:** Unlimited.
b. **Width:** Clearly less than main mass; each wing should not exceed 50% of main mass width.
c. **Height:** Up to 2 stories and 30 ft.; clearly less than main mass.
d. **Spacing:** If multiple Rear Wings are proposed, spacing between wings should be no less than the eave height of the taller wing, nor less than half the length of the longer wing. Compound Rear Wings should meet the guidelines for Compound Wings in Sub-Section H to the right.

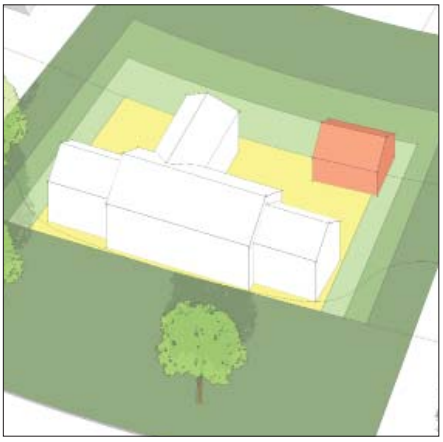
f SECONDARY BUILDING AREA:

a. **Height:** Up to 2 stories and 30 ft.; clearly lower than main mass.
b. **Number of Rear Wings:** No more than 2 rear wings may encroach into this Area.

g CONDITIONAL BUILDING AREA:

a. **Height:** Up to 1 1/2 stories, up to 12 ft. to eave, up to 24 ft. to ridge.
b. **Number of Rear Wings:** No more than 1 rear wing may encroach into this Area.

E. ACCESSORY BUILDINGS:



e PRIMARY BUILDING AREA:

a. **Height:** Up to 2 stories and 24 ft. Must be subordinate in height to main mass.
b. **Maximum Area:** Unlimited.
c. **Distance from Principal Residence:** 10 ft. minimum, per MHZO.
d. **Number of Accessory Buildings:** No more than 2 Accessory Buildings per lot.

f SECONDARY BUILDING AREA:

a. **Height:** Up to 2 stories and 24 ft.
b. **Maximum Area:** 720 s.f.

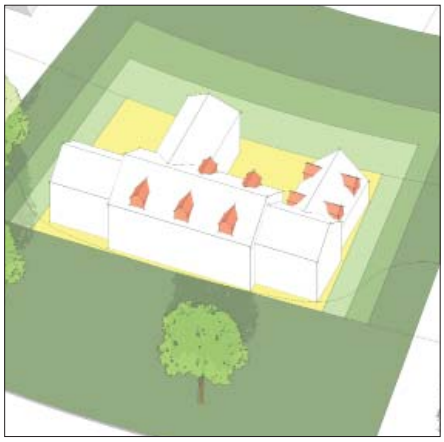
g CONDITIONAL BUILDING AREA:

a. **Height:** 1 story with 10 ft. maximum eave height.
b. **Maximum Area:** 720 s.f.

h PRIMARY LANDSCAPE AREA:

a. **Accessory Structure Height:** 1 story with 10 ft. maximum eave height.
b. **Maximum Area:** 720 s.f.

F. DORMERS:



Dormer Size: Should be scaled as modest accessories to the roof they adorn and windows to the rooms they serve; not as entire rooms with their own roofs or "wings" sitting on the roof.

e PRIMARY BUILDING AREA:

a. **Dormer Orientation:** Dormers on the Main Mass may be oriented in any direction.

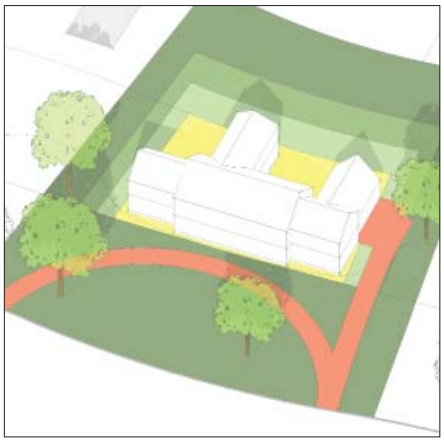
f SECONDARY BUILDING AREA:

a. **Dormer Orientation:** Dormers on side and/or rear wings should be oriented to the front or rear, not to the sides. When second floor windows or dormers have the potential to overlook neighbors' side or rear yard and facing toward it, appropriately scaled trees should be planted in the intervening yard to maintain the privacy of the neighboring lot.

g CONDITIONAL BUILDING AREA:

a. **Dormer Orientation:** Dormers on side and/or rear wings and/or accessory buildings may not be oriented toward any neighboring lot(s).

G. DRIVEWAYS IN PRIMARY LANDSCAPE AREA

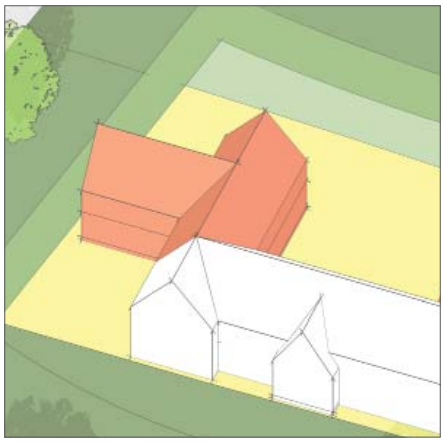


a. **All Drives:** Driveways should occupy as little of the Primary Landscape Area as practical. However, in the interest of minimizing the appearance of drives and garages from street views, the ARB may find that it is reasonable that driveways encroach into the Primary Landscape area between homes to within 8% of the side lot line based on one or more of the following special circumstances:

- For lots less than 140 ft. in width, on which a side-entry garage is proposed and the ARB finds that a wider landscape buffer would be impractical.
- For an addition or remodel, if the ARB finds that a requiring a wider landscape buffer would require unreasonable reconstruction of the existing home, or the removal of significant existing trees.

b. **Circular Drives:** If provided, the inner green of the half-circle should be no less than 80 ft, wide, and intentional in form, with a depth at least 1/2 the width.

H. COMPOUND WING(S):

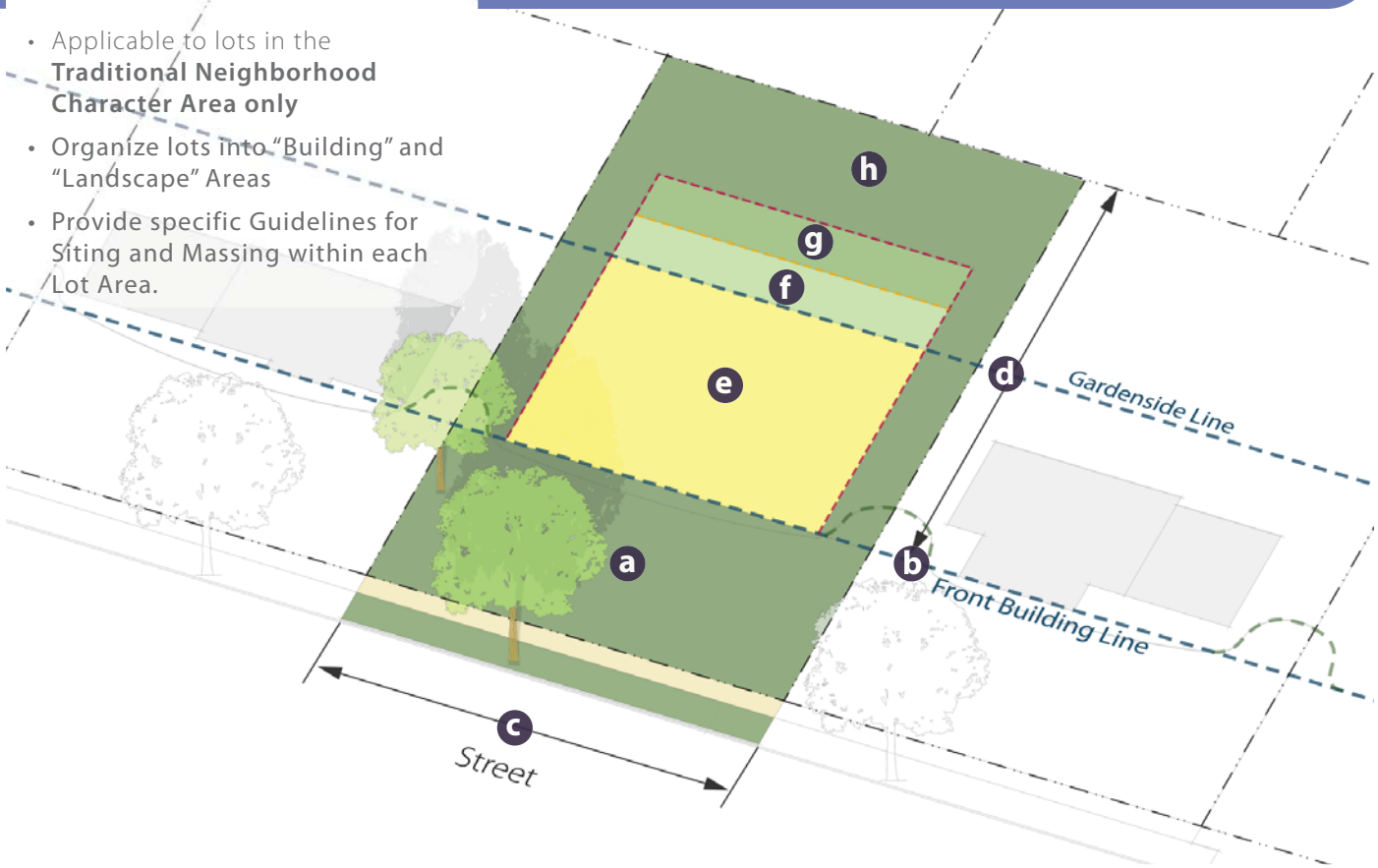


These Guidelines apply to Compound Wings, defined as two wings, one of which intersects another wing rather than the Main Mass. The Wing intersecting the Main Mass is defined as the Primary Wing, and the guideline for that type of wing should be applied. The Wing intersecting the Primary Wing is defined as the Secondary Wing. The Primary Wing may be either a Side Wing or a Rear Wing. Compound Wings are strongly discouraged on lots less than 80 ft. wide or 80 ft. deep. The Secondary Wing should be clearly subordinate to the Primary Wing and follow the guidelines for a wing of that type.

2.4 TRADITIONAL NEIGHBORHOOD GUIDELINES

GUIDELINES IN THIS SECTION

- Applicable to lots in the **Traditional Neighborhood Character Area only**
- Organize lots into "Building" and "Landscape" Areas
- Provide specific Guidelines for Siting and Massing within each Lot Area.



2.4.1 INTENT & APPLICABILITY

The Guidelines in this section are for lots in the **Traditional Neighborhood Character Area** only. The intent of these guidelines is to ensure that all future projects in the Traditional Neighborhood Character Area preserve and conserve the original Mission Hills patterns of this Character Area - as outlined in **Chapter 1** generally, and **Section 1.4.3** specifically - while balancing the interests of the applicant property owner and neighboring property owners.

The diagram above and table below organize a typical Traditional Neighorhood lot into a series of Lot Areas, within each of which, the types and sizes of recommended building masses are defined in **Section 2.4.2**. For atypical lots and for a number of special circumstances, additional guidelines are provided in **Section 2.6**.

TABLE 2.4.1 - LOT AREAS FOR SITING AND MASSING GUIDELINES

a	**Front Yard (Streetside Greenspace)**	*From Front Lot Line to Front Building Line, Per MHZO*	
b	**Front Building Line**	*Per MHZO*	
c	**Lot Width**	*Measured at "Front Building Line" b*	
d	**Gardenside Line**	*1/2 the Distance from "Front Building Line" b to Rear Lot Line*	
		REAR BOUNDARY	**SIDE BOUNDARIES**
e	**Primary Building Area**	*Gardenside Line d*	*10 ft. setback*
f	**Secondary Building Area**	*1/2 the Distance between the Gardenside Line and 20% Lot Depth Line*	*N/A*
g	**Conditional Building Area [1]**	*Rear Setback Line per MHZO*	*N/A*
h	**Primary Landscape Area [2]**	*Rear Lot Line*	*Side Lot Lines*

2.4.2 SITING & MASSING GUIDELINES

The guidelines in this section define the recommended location, size and scale of building massing elements and certain site improvements within each of the Lot Areas as defined in **Section 2.4.1**. These location and size recommendations - for the Main Mass, Side Wings, Rear Wings, Accessory Structures, Dormers and Driveways- are based on the observed patterns and "norms" for their area as described in Chapter 1, most directly related to the size of the subject lot.

Primary Building Area: Within the Primary Building Area, any of these elements may be up to the maximum size identified for this Character Area.

Secondary Building Area: Within the Secondary Building Area, Wings and Accessory Structures may be up to the maximum recommended size.

Conditional Building Area: Building Wings and Accessory Structures may be located within the Conditional Building Area - sized and scaled as recommended for that Area - only upon a finding of appropriateness by the ARB.

Primary Landscape Area: Accessory Structures may additionally encroach into the Primary Landscape Area, but again only upon a finding of appropriateness by the ARB.

Wings and Accessory Structures: Wings and Accessory Structures should be clearly defined simple masses, and if a portion of a Wing or Accessory Structure extends into the Conditional Building Area, that entire wing should be sized and scaled as recommended for the Conditional Building Area.

The atyipcal conditions and special circumstances under which the ARB may find that it is appropriate to locate building masses within Conditional Building Area are defined in **Section 2.6.** Those conditions and circumstances - and the applicable guidelines for each and the findings to be made by the ARB - are defined in **Section 2.6.4**.

Note: Although the massing diagrams in this section are illustrating the Central Vertical Massing type, all the building siting and massing parameters apply equally to homes that employ the Picturesque or Horizontal Massing Types as described in **Section 1.3.2**.

A. MAIN MASS:

e PRIMARY BUILDING AREA:

a. **Width:** 50% of Lot Width, not to exceed 60% of Lot width or 50 ft.
b. **Depth:** 25% of Lot Width, need not be less than 25 ft., should not be more than 35 ft.
c. **Height:** Up to 2 stories and 30 ft.
d. **Location:** Entirely within Primary Building Area; on or near Front Building Line, in allignment with houses immediately adjacent, except when a Front Wing is approved by the ARB.

f SECONDARY BUILDING AREA:

N/A: Main Mass must be located entirely within Primary Building Area.

g CONDITIONAL BUILDING AREA:

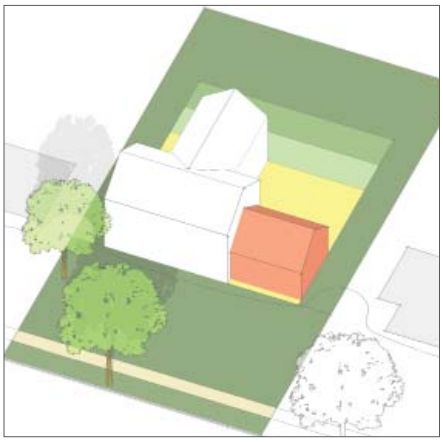
N/A: Main Mass must be located entirely within Primary Building Area.

B. FRONT WING AND PROJECTIONS:

e PRIMARY BUILDING AREA:

a. **Width:** Clearly less than main mass, not to exceed 50% of main mass width .
b. **Depth:** Not greater than the width.
c. **Height:** Up to 1 1/2 stories; clearly less than main mass.
d. **Location:** The front face of front wings should be on or very near the Front Building Line, entirely within the Primary Building Area.
e. **Number of Front Wings:** No more than one.

C. SIDE WING(S):



e PRIMARY BUILDING AREA:

a. **Width:** Should be limited to approximately 25% of lot width, one side only; should be on side adjacent to main mass of neighboring house whenever possible.
b. **Depth:** Clearly less than main mass, not to exceed 30 ft.
c. **Height:** Up to 1 1/2 stories and 24 ft.; clearly less than main mass.
d. **Location:** Set back behind Main Mass.

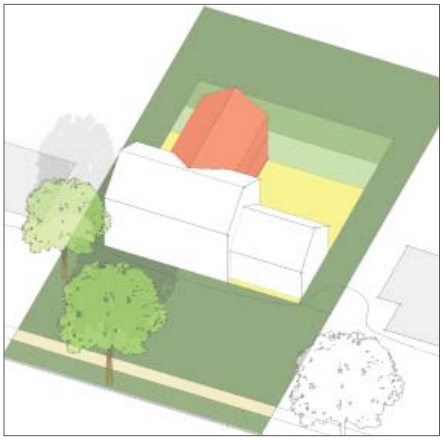
f SECONDARY BUILDING AREA:

N/A: Side Wings must be located entirely within Primary Building Area.

g CONDITIONAL BUILDING AREA:

N/A: Side Wings must be located entirely within Primary Building Area.

D. REAR WING:



e PRIMARY BUILDING AREA:

a. **Depth:** Unlimited.
b. **Width:** Should not exceed 24 ft.
c. **Height:** Up to 1 1/2 stories and 24 ft.; clearly less than main mass.
d. **Number of Rear Wings:** No more than 1, total.

f SECONDARY BUILDING AREA:

a. **Height:** Up to 1 1/2 stories and 24 ft., clearly lower than main mass.
b. **Width:** Should not exceed 24 ft
c. **Number of Rear Wings:** No more 1, total.

g CONDITIONAL BUILDING AREA:

a. **Height:** Up to 1 1/2 stories, up to 12 ft. to eave, up to 24 ft. to ridge.
b. **Width:** Should not exceed 24 ft .
c. **Number of Rear Wings:** No more than 1, total.

E. ACCESSORY BUILDING:

e PRIMARY BUILDING AREA:

a. **Height:** Up to 1 1/2 stories and 24 ft. Must be subordinate in height to main mass.
b. **Maximum Area:** Unlimited.
c. **Distance from Principal Residence:** 10 ft minimum, per MHZO.
d. **Number of Accessory Buildings:** No more than 1 Accessory Building per lot.

f SECONDARY BUILDING AREA:

a. **Height:** Up to 1 1/2 stories and 20 ft.
b. **Maximum Area:** 500 s.f.

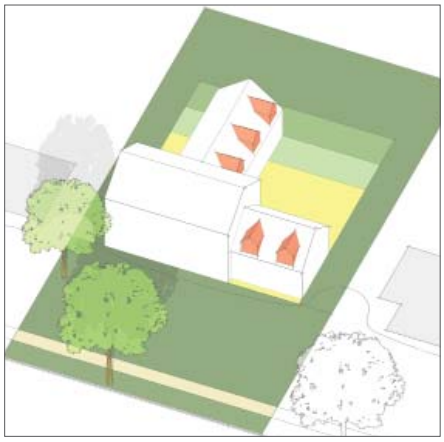
g CONDITIONAL BUILDING AREA:

a. **Height:** 1 story with 10 ft. maximum eave height.
b. **Maximum Area:** 300 s.f.

h PRIMARY LANDSCAPE AREA:

a. **Accessory Structure Height:** 1 story with 8 ft. maximum eave height.
b. **Maximum Area:** 100 s.f.

F. DORMERS:



Dormer Size: Should be scaled as modest accessories to the roof they adorn and windows to the rooms they serve, not as entire rooms with their own roofs or "wings" sitting on the roof.

e PRIMARY BUILDING AREA:

a. **Dormer Orientation:** Dormers on the Main Mass should be oriented to the front or rear, not to the sides.

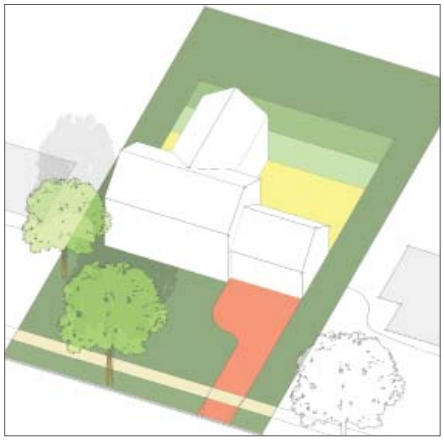
f SECONDARY BUILDING AREA:

a. **Dormer Orientation:** Dormers on side and/or rear wings should be oriented to the front or rear, not to the sides. When second floor windows or dormers have the potential to overlook neighbors' side or rear yard and facing toward it, appropriately scaled trees should be planted in the intervening yard to maintain the privacy of the neighboring lot.

g CONDITIONAL BUILDING AREA:

a. **Dormer Orientation:** Dormers on side and/or rear wings and/or accessory buildings may not be oriented toward any neighboring lot(s).

G. DRIVEWAYS IN PRIMARY LANDSCAPE AREA



a. **All Drives:** Driveways should occupy as little of the Primary Landscape Area as practical. However, in the interest of minimizing the appearance of drives and garages from street views, the ARB may find that it is reasonable that driveways encroach into the Primary Landscape area between homes to within 8% of the side lot line based on one or more of the following special circumstances:

- For narrow lots on which a side-entry garage is proposed and the ARB finds that a wider landscape buffer would be impractical.
- For an addition or remodel, if the ARB finds that a requiring a wider landscape buffer would require unreasonable reconstruction of the existing home, or the removal of significant existing trees.

b. **Circular Drives:** Due to the relatively narrow lot widths in this Character Area, circular drives are not recommended.

2.5 SUBURBAN GUIDELINES

GUIDELINES IN THIS SECTION

- Applicable to lots in the **Suburban Character Area only**
- Organize lots into "Building" and "Landscape" Areas
- Provide specific instructions for Siting and Massing within each Lot Area.

2.5.1 INTENT & APPLICABILITY

The Guidelines in this section are for lots in the **Suburban Character Area** only. The intent of these guidelines is to ensure that all future projects in the Suburban Character Area preserve and conserve the original Mission Hills patterns of this Character Area - as outlined in **Chapter 1** generally, and **Section 1.4.4** specifically - while balancing the interests the applicant property owner and neighboring property owners.

The diagram above and table below organize a typical Suburban lot into a series of Lot Areas, within each of which, the types and sizes of recommended building masses are defined in **Section 2.5.2**. For atypical lots and for a number of special circumstances, additional guidelines are provided in **Section 2.6**.

TABLE 2.5.1 - LOT AREAS FOR SITING AND MASSING GUIDELINES

a	**Front Yard (Streetside Greenspace)**		*From Front Lot Line to Front Building Line, Per MHZO*	
b	**Front Building Line**		*Per MHZO*	
c	**Lot Width**		*Measured at "Front Building Line"* b	
d	**Gardenside Line**		*1/2 the Distance from "Front Building Line"* b *to Rear Lot Line*	
			REAR BOUNDARY	**SIDE BOUNDARIES**
e	**Primary Building Area**	– – –	*Gardenside Line* d	*20% Lot Width* c
f	**Secondary Building Area**	- - - - -	*1/2 the Distance between the Gardenside Line and the 20% Lot Depth Line*	*15% Lot Width* c
g	**Conditional Building Area [1]**	- - - - -	*20% of Lot Depth from Rear Lot Line - a.k.a. Rear Setback Line per MHZO*	*10% Lot Width* c
h	**Primary Landscape Area [2]**		*Rear Lot Line*	*Side Lot Lines*

2.5.2 SITING & MASSING GUIDELINES

The guidelines in this section define the recommended location, size and scale of building massing elements and certain site improvements within each of the Lot Areas as defined in **Section 2.5.1**. These location and size recommendations - for the Main Mass, Side Wings, Rear Wings, Accessory Structures, Dormers and Driveways- are based on the observed patterns and "norms" for their area as described in Chapter 1, most directly related to the size of the subject lot.

Primary Building Area: Within the Primary Building Area, any of these elements may be up to the maximum size identified for this Character Area.

Secondary Building Area: Within the Secondary Building Area, Wings and Accessory Structures may be up to the maximum recommended size.

Conditional Building Area: Building Wings and Accessory Structures may be located within the Conditional Building Area - sized and scaled as recommended for that Area - only upon a finding of appropriateness by the ARB.

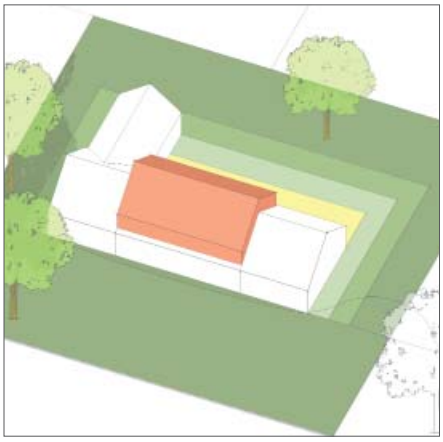
Primary Landscape Area: Accessory Structures may additionally encroach into the Primary Landscape Area, but again only upon a finding of appropriateness by the ARB.

Wings and Accessory Structures: Wings and Accessory Structures should be clearly defined simple masses, and if a portion of a Wing or Accessory Structure extends into the Conditional Building Area, that entire wing should be sized and scaled as recommended for the Conditional Building Area.

The atyipcal conditions and special circumstances under which the ARB may find that it is appropriate to locate building masses within **Conditional Building Area** are defined in **Section 2.6.** Those conditions and circumstances - and the applicable guidelines for each and the findings to be made by the ARB - are defined in **Section 2.6.4**.

Note: Although the massing diagrams in this section are illustrating the Horizontal Massing type, all the building siting and massing parameters apply equally to homes that employ the Central Vertical or Picturesque Massing Types as described in **Section 1.3.2**.

A. MAIN MASS:



e PRIMARY BUILDING AREA:

a. **Width:** 40% of Lot Width, not to exceed 50% of Lot width or 65 ft.
b. **Depth:** 25% of Lot Width, need not be less than 25 ft., should not be more than 40 ft.
c. **Height:** Up to 2 stories and 30 ft.
d. **Location:** Entirely within Primary Building Area; on or near Front Building Line, in allignment with houses immediately adjacent, except when Front Wings are approved by the ARB.

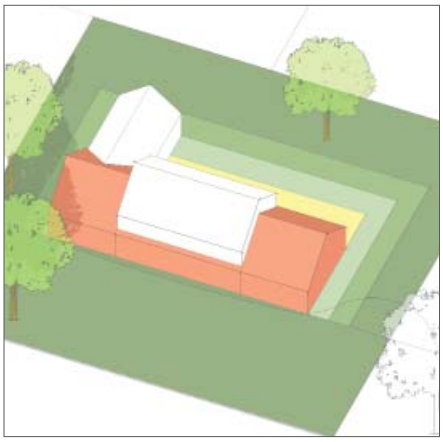
f SECONDARY BUILDING AREA:

N/A: Main Mass must be located entirely within Primary Building Area.

g CONDITIONAL BUILDING AREA:

N/A: Main Mass must be located entirely within Primary Building Area.

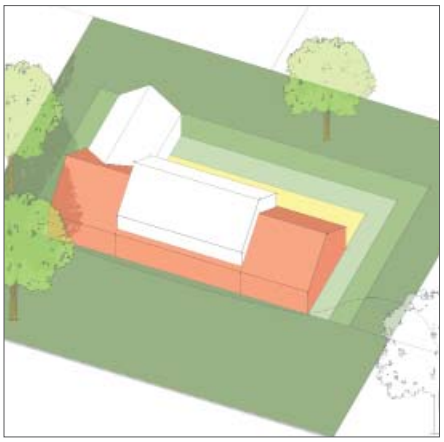
B. FRONT WING(S) AND PROJECTIONS:



e PRIMARY BUILDING AREA:

a. **Width:** Clearly less than main mass unless incorporated into side wings using horizontal massing style.
b. **Depth:** Not greater than the main mass.
c. **Height:** Up to 1 1/2 stories; clearly less than main mass.
d. **Location:** The front face of front wings should be on or very near the Front Building Line, entirely within the Primary Building Area.
e. **Number of Front Wings:** No more than two.
f. **Forecourt:** If a forecourt is formed between 2 wings, its depth should not exceed its width.

C. SIDE WING(S):



Width: The width of each Side Wing should be limited to about 20% of the lot width; the combined widths of Side Wings on both sides should be limited to about 30% of the lot width.

e PRIMARY BUILDING AREA:

a. **Depth:** Clearly less than main mass.
b. **Height:** Up to 1 1/2 stories and 24 ft.; clearly less than main mass.
c. **Location:** Set back behind main mass except forward-projecting wings [1].

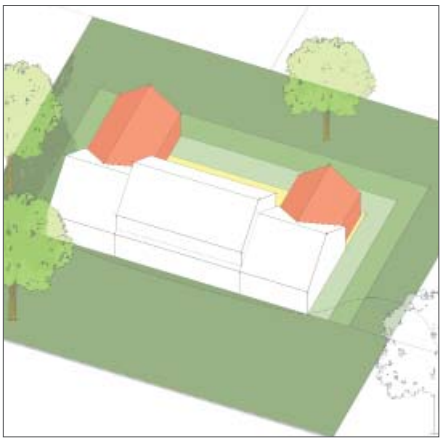
f SECONDARY BUILDING AREA:

a. **Height:** Up to 1 1/2 stories and 24 ft.; clearly less than main mass.

g CONDITIONAL BUILDING AREA:

a. **Height:** 1 story and 16 ft., no second floor or dormer windows overlooking side neighbor.

D. REAR WING(S):



e PRIMARY BUILDING AREA:

a. **Depth:** Unlimited.
b. **Width:** Clearly less than main mass, each wing should not exceed 50% of main mass width.
c. **Height:** Up to 1 1/2 stories and 24 ft.; clearly less than main mass.
d. **Spacing:** If multiple Rear Wings are proposed, spacing between wings should be no less than the eave height of the taller wing, nor less than half the length of the longer wing. Compound Rear Wings should meet the guidelines for Compound Wings in Subsection H to the right.

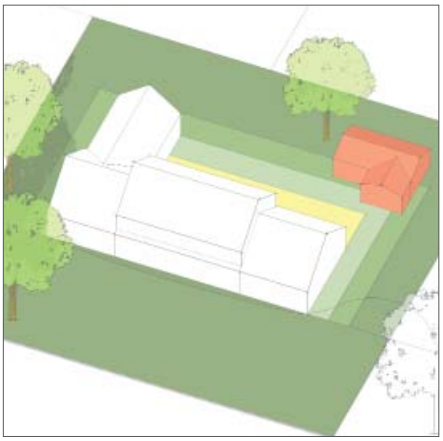
f SECONDARY BUILDING AREA:

a. **Height:** Up to 1 1/2 stories and 24 ft., clearly lower than main mass.
b. **Depth:** Clearly less than main mass, not to exceed 30 ft.
c. **Number of Rear Wings:** No more than 2 rear wings may encroach into this Area.

g CONDITIONAL BUILDING AREA:

a. **Height:** 1 story, up 16 ft.
b. **Depth:** Should not exceed 24 ft.
c. **Number of Rear Wings:** No more than 1 rear wing may encroach into this Area.

E. ACCESSORY BUILDINGS:



e PRIMARY BUILDING AREA:

a. **Height:** Up to 1 1/2 stories and 24 ft. Must be subordinate in height to main mass.
b. **Maximum Area:** Unlimited.
c. **Distance from Principal Residence:** 10 ft minimum, per MHZO.
d. **Number of Accessory Buildings:** No more than 2 Accessory Buildings per lot.

f SECONDARY BUILDING AREA:

a. **Height:** Up to 1 1/2 stories and 24 ft.
b. **Maximum Area:** 720 s.f.

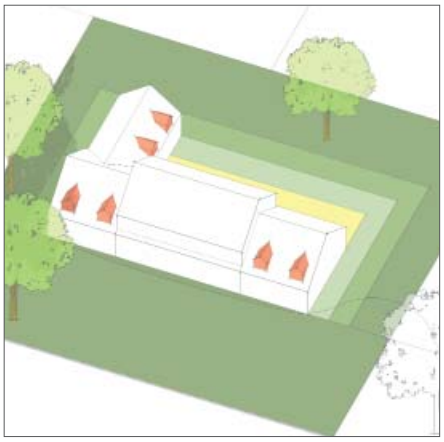
g CONDITIONAL BUILDING AREA:

a. **Height:** 1 story with 10 ft. maximum eave height.
b. **Maximum Area:** 720 s.f.

h PRIMARY LANDSCAPE AREA:

a. **Accessory Structure Height:** 1 story with 10 ft. maximum eave height.
b. **Maximum Area:** 720 s.f.

F. DORMERS:



Dormer Size: Should be scaled as modest accessories to the roof they adorn and windows to the rooms they serve; not as entire rooms with their own roofs or "wings" sitting on the roof.

e PRIMARY BUILDING AREA:

a. **Dormer Orientation:** Dormers on the Main Mass may be oriented in any direction.

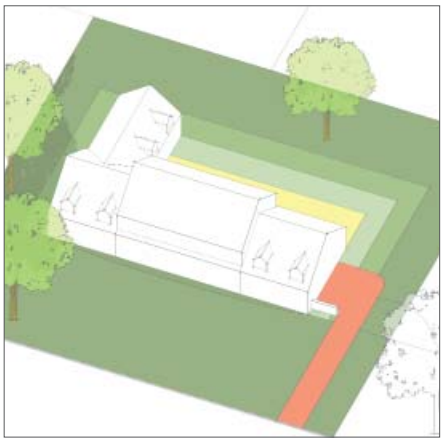
f SECONDARY BUILDING AREA:

a. **Dormer Orientation:** Dormers on side and/or rear wings should be oriented to the front or rear, not to the sides.. When second floor windows or dormers have the potential to overlook neighbors' side or rear yard and facing toward it, appropriately scaled trees should be planted in the intervening yard to maintain the privacy of the neighboring lot.

g CONDITIONAL BUILDING AREA:

a. **Dormer Orientation:** Dormers on side and/or rear wings and/or accessory buildings may not be oriented toward any neighboring lot(s)..

G. DRIVEWAYS IN PRIMARY LANDSCAPE AREA

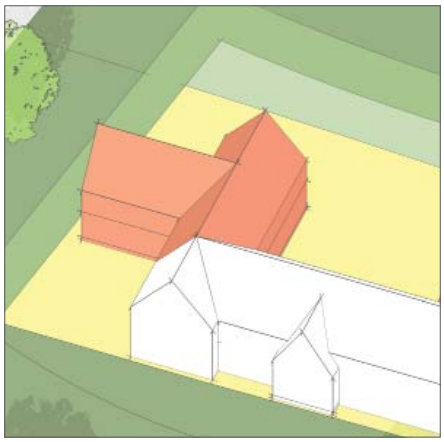


a. **All Drives:** Driveways should occupy as little of the Primary Landscape Area as practical. However, in the interest of minimizing the appearance of drives and garages from street views, the ARB may find that it is reasonable that driveways encroach into the Primary Landscape area between homes to within 8% of the side lot line based on one or more of the following special circumstances:

- For lots less than 140 ft. in width, on which a side-entry garage is proposed and the ARB finds that a wider landscape buffer would be impractical.
- For an addition or remodel, if the ARB finds that a requiring a wider landscape buffer would require unreasonable reconstruction of the existing home, or the removal of significant existing trees.

b. **Circular Drives:** If provided, the inner green of the half-circle should be no less than 80 ft. wide, and intentional in form, with a depth at least 1/2 the width.

H. COMPOUND WING(S):



These Guidelines apply to Compound Wings, defined as two wings, one of which intersects another wing rather than the Main Mass. The Wing intersecting the Main Mass is defined as the Primary Wing, and the guidelines for that type of wing should be applied. The Wing intersecting the Primary Wing is defined as the Secondary Wing. The Primary Wing may be either a Side Wing or a Rear Wing. Compound Wings are strongly discouraged on lots less than 80 ft. wide or 80 ft. deep. The Secondary Wing should be clearly subordinate to the Primary Wing and follow the guidelines for a wing of that type.

2.6 ADJUSTMENTS FOR SPECIAL CONDITIONS

GUIDELINES IN THIS SECTION

- Adjustments for lots **elevated relative to side & rear neighbors**.
- Adjustments for lots **Narrow Lots**.
- Adjustments for lots with **Special Frontage Conditions** per **Section 2.6.3**.

I. INTENT & APPLICABILITY

The Guidelines in **Sections 2. 2 through 2.5**, provided guidance for siting and massing a house on a lot of any size in any of the four Character Areas of Mission Hills. For most typical lots, those Siting and Massing Guidelines - plus the Site Design Guidelines for All Lots in **Section 2.7**, represent all the applicable Guidelines.

However for certain types of atypical lots or special conditions, additional adjustments are necessary to ensure that homes do not unreasonably intrude upon the Gardenside Greenspace or the privacy of neighbors, loom over or crowd neighboring properties, or intrude into or disrupt the Streetside Greenspace. The Guidelines in this section provide additional direction for a range of atypical conditions and special circumstances, recognizing that as the community has learned over decades of zoning ordinance updates, there is no formula that can be applied to all properties to generate a harmonious design in all cases.

Based on such special circumstances, as defined here, the ARB may tighten or loosen the requirements parameters in other sections of these Guidelines. These adjustments may be made in order to balance the sometimes competing interests and concerns of applicants and neighboring property owners. Further adjustments may be necessary to advance the overall design interest of Mission Hills and the design principles of the Comprehensive Plan.

II. GUIDELINES IN THIS SECTION

These conditions yield a number of specific situations in which compensatory adjustments may be required, along with guidelines for resolving them through the ARB design review process.

Section 2.6.1 - Elevated Lots

Section 2.6.2 - Narrow Lots

A. Adjustments to Floor Elevations
B. Adjustments to Dormer Orientation
C. Adjustments for Additions

Section 2.6.3 - Special Lot Frontage Conditions

A. Reverse Corner Lot/Intersection Green Lots
B. Hillside Lots
C. Creekside Lots
D. Edge Lots

The design response to most of these special conditions will be additional setbacks, or scaling down to a neighboring property to avoid looming or crowding or dwarfing of that property with new construction, as determined by the ARB. However in some cases the ARB may determine that based on certain special circumstances it is reasonable to allow a new mass to be located closer or massed taller than would otherwise be allowed by the Guidelines of **Sections 2.2 through 2.5**. The final section of this Chapter provides a framework within which the ARB may balance a number of considerations in seeking a reasonable and equitable result for an applicant, the applicant's neighbors, and the community as a whole.

SECTION 2.6.1 - ELEVATED LOTS:

In situations where new construction is proposed on a lot that is significantly higher than its neighbors to the side and/or the rear, the Massing and Siting Guidelines in **Sections 2.2 through 2.5** may not be sufficient to avoid "looming over" a neighbor on a lower lot. It may be necessary that the new home be somewhat reduced in height, moved farther away from the neighbor, or some combination of the two to compensate for the elevated grade.

See **Section 2.6.1 - Elevated Lots**

On lots elevated relative to a side neighbor - top illustration - or relative to a rear neighbor - bottom illustration - wings may need to be set back farther or scaled down more than would be required if the lots were at the same elevation.

SECTION 2.6.2 - NARROW LOTS:

In situations where new construction is proposed on a lot that is relatively narrow for Mission Hills - generally less than 130 ft. wide - the house to house spacing with neighbors often becomes relatively tight - less than 40 ft. - making quite small differences in floor height, window orientation or side yard setbacks more significant than they would be on wider lots. **Section 2.6.2** provides guidelines for three common situations of this type, which may apply to your project if:

- The proposed house to house spacing to a neighbor is less than 30 ft., and your proposed ground floor elevation is more than 2 ft. higher than the neighbor, and/or your proposed floor-to-floor height from ground floor to second floor is more than 2 ft. more than the neighbor's house.
- The proposed setback from second floor or dormer view windows (as distinct from high windows providing the room with light but not views) is less than 20 ft. from a side lot line.
- A new wing on an existing house is proposed to extend into the Conditional Building Area and the applicant contends that this encroachment is necessary in order to avoid substantially demolishing the existing house or removing existing mature trees.

See **Section 2.6.2 - Narrow Lots**

On narrow lots the ARB may require or allow small adjustments that would not be significant or warranted on wider lots.

SECTION 2.6.3 - SPECIAL LOT CONDITIONS:

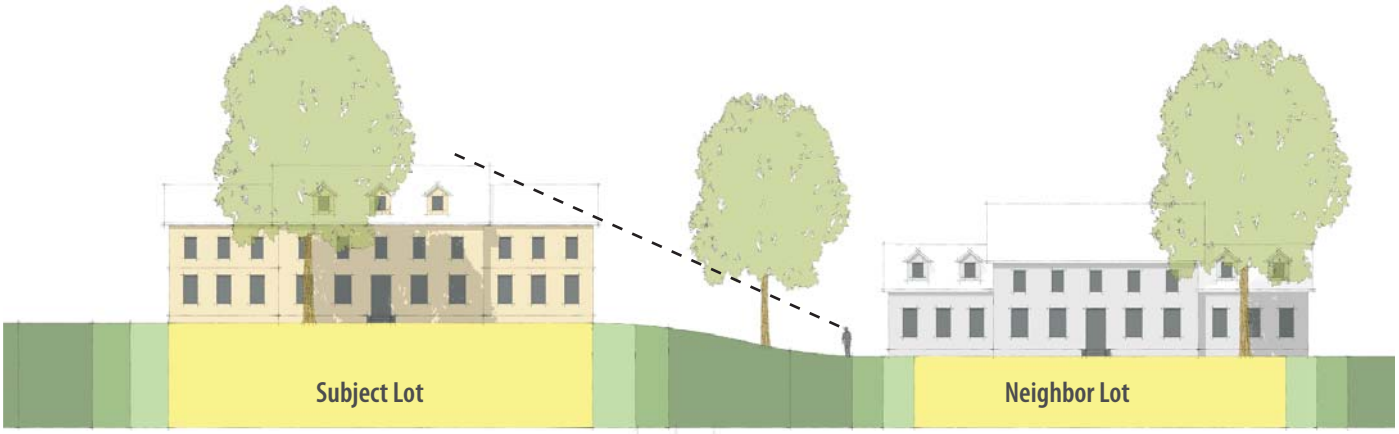
On lots with atypical/special frontage conditions arising from the original Mission Hills Design, the additional Guidelines of **Section 2.6.3** may apply. The potential applicability of this section to your proposed project is made in the process of preparing your Greenspace Plan. In preparing the Greenspace Plan for your lot, please refer to **Section 1.2.2**. If it appears that any of the described Special Frontage Conditions is present on your lot, it should be mapped and confirmed or adjusted in consultation with City staff.

See **Section 2.6.3 - Special Lot Conditions**

2.6.1 ADJUSTMENTS FOR ELEVATED LOTS

GUIDELINES IN THIS SECTION

- **Only** applicable to **elevated lots** relative to side or rear neighbors
- **Reshape the Primary, Secondary, and Conditional Building Areas** as defined by Neighborhood Character Area



I. INTENT & APPLICABILITY

Homes on lots that are significantly elevated in relation to a side or rear neighbor's lot have increased potential to "loom over" their lower neighbor's property. The solution to this potential problem is the same "massing down to neighbors" strategy that applies to homes on all lots, but with additional adjustments.

II. GUIDELINES

Lot Area Mapping Adjustments: As generally described in **Section 2.1**, adjustments to the siting and massing of homes on elevated lots is accomplished by adjusting the way in which the Primary, Secondary, and Conditional Building Areas are mapped onto the subject lot.

Elevation Difference Thresholds: The lots in Mission Hills are large, and clearly a foot or two of elevation difference between most lots is just not significant. The narrower two adjacent lots are - and hence the closer together the homes are - the more significant a few feet of elevation difference becomes. The potentially negative consequences may be avoided by recognizing the existing conditions of a lot and allowing adjustments to the guideline. When the elevation of new homes or a new side or rear wing of an existing home is proposed on a lot that is significantly elevated relative to a side neighbor, and the distance between structures will be less than 40 feet, the ARB may require additional compensatory adjustments to ensure that the new home or wing does not "loom over" or unreasonably impose itself on the neighboring home and the intervening Greenspace. Generally the adjustments will include one or a combination of:

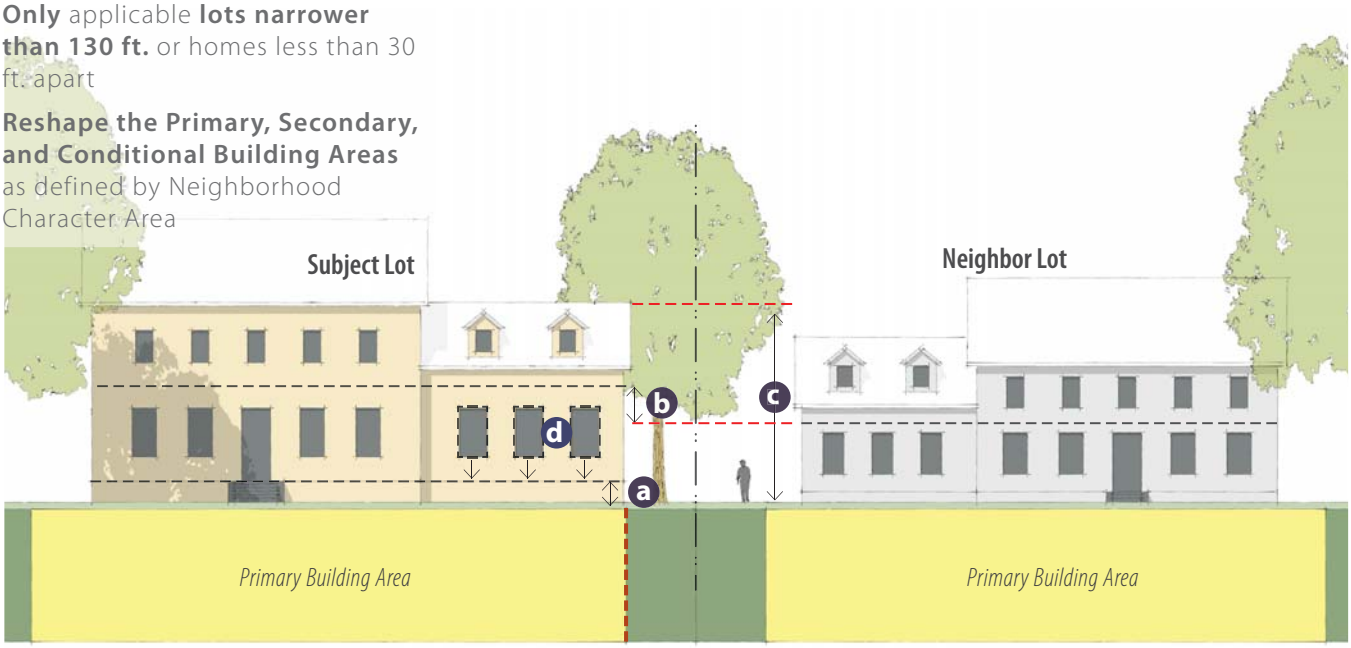
- The minimum setback to the wing nearest the neighbor will be as normally required for a wing 1/2 story taller if the two lots were at substantially the same elevation. For example, a 1 1/2-story wing would need to be set back as otherwise required for a 2-story wing.
- The location and/or size and/or sill heights of windows facing the downhill neighbor may be adjusted to reduce the neighbor's sense of being overlooked by the proposed wing.
- Additional landscaping usually in the form of trees may be required in the intervening yard to moderate views of and from the proposed wing in relation to the downhill neighbor.

Anticipated Occurence: This situation is expected to most occur on lots less than 200 feet wide and in hilly terrain, which occur more frequently in the Neighborhood Estates Character area than the other three. However, the ARB will determine when the provisions of this guidelines are to be involved.

2.6.2 ADJUSTMENTS FOR NARROWER LOTS

GUIDELINES IN THIS SECTION

- **Only** applicable **lots narrower than 130 ft.** or homes less than 30 ft. apart
- **Reshape the Primary, Secondary, and Conditional Building Areas** as defined by Neighborhood Character Area



Design Adjustments for Floor Height Variation: *The new house on the left, above, has significantly taller plate heights (ceiling heights) that its neighbor to the right. The potential undesirable scale contrast with the neighboring home are largely avoided by adjustments to the size, scale and proportions of the ground floor window openings.*

A. ADJUSTMENTS TO FLOOR ELEVATIONS

Intent & Applicability: On relatively narrow lots - generally less than 130 ft. wide, mainly found in the Traditional Neighborhood and Neighborhood Estates Character Areas - new homes and new side wings added to existing homes have an increased potential to intrude upon or "loom over" the side neighbor. The Guidelines of this section are intended to help avoid such situations.

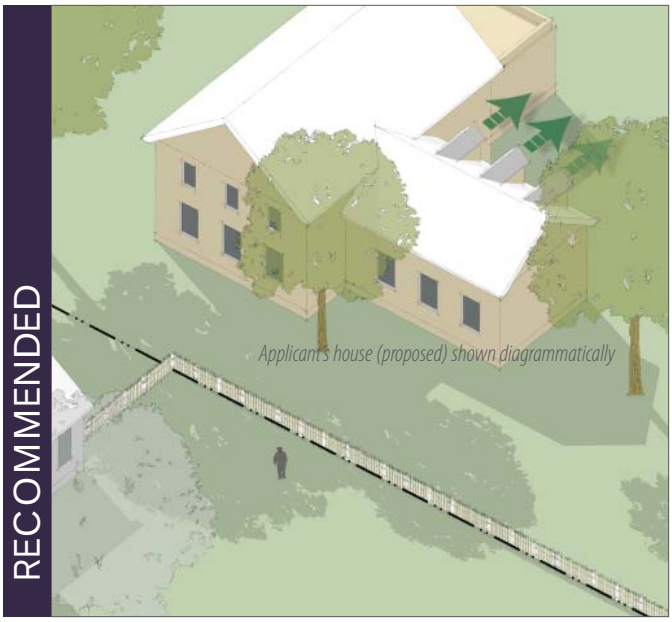
Floor Elevation/Plate Height: Recent trends in custom home design include taller ceiling heights than were common throughout much of the 20th Century. Taller ground floor spaces, in particular, can contribute to the amenity and value of a new home, but should be designed so as not to generate exterior elevations that contrast harshly with neighboring homes. Another trend in home design has been to elevate the ground floor by elevating the "pad" on which it is built, or to insert a "basement" floor including additional living area. The following guidelines provide direction to assist applicant's and the ARB in limiting the negative consequences of such techniques on neighboring properties.

a For new homes on lots narrower than 130 ft., the ground floor should be elevated no more than necessary above the "natural elevation" of the subject lot and/or the ground floor level of side neighbors. An Applicant's desire to create a habitable basement level will generally not be considered a compelling reason to substantially elevate the main floor level relative to these datum elevations.

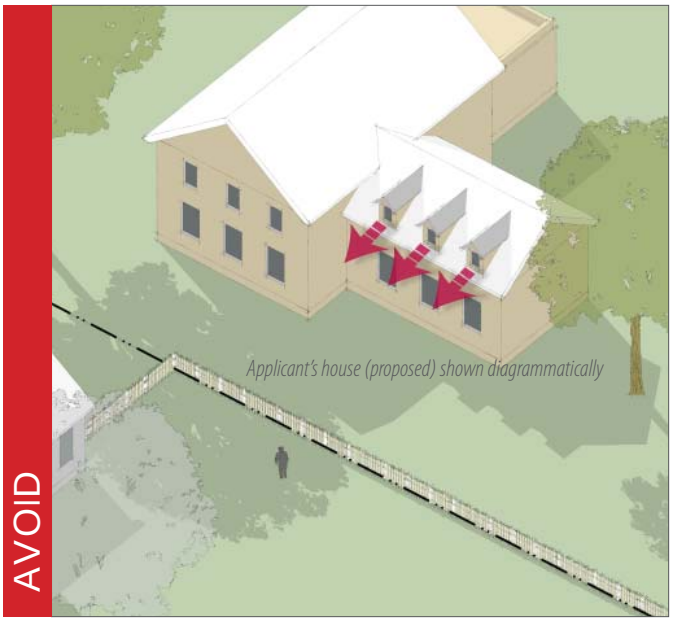
b On lots less than 130 ft. wide - and particularly in cases where a new house or new wing is proposed within 30 ft. of an existing home - it is recommended that the ground floor to second floor height not exceed that of the side neighbor by more than 1 foot for every 10 ft. of house to house separation.

c In such cases, the ARB will carefully consider the potential combined effect of an elevated ground floor and a taller ground floor story height, and may require reductions in either or both dimensions.

d As illustrated above, in many cases where proposed new construction is somewhat taller than a neighboring home, the potential scale contrast can be significantly reduced by competently adjusting the proportions of the ground floor windows of the proposed home. Raising the head height of the ground floor windows, in some cases lowering the sill height, and adjusting the proportions of those openings is often a simple way to avoid the sort of awkwardly top-heavy facade composition that can result if the ceiling height is raised without such fenestration adjustments.



Rear wings dormers should face away from nearby side neighbors and into their own yard.



Avoid dormers facing toward nearby neighbors.

B. ADJUSTMENTS TO DORMER ORIENTATIONS

Dormers in General: Dormers should be scaled as modest accessories to the roof they adorn and windows to the rooms they serve, not as rooms with their own roofs or "wings" located on the roof.

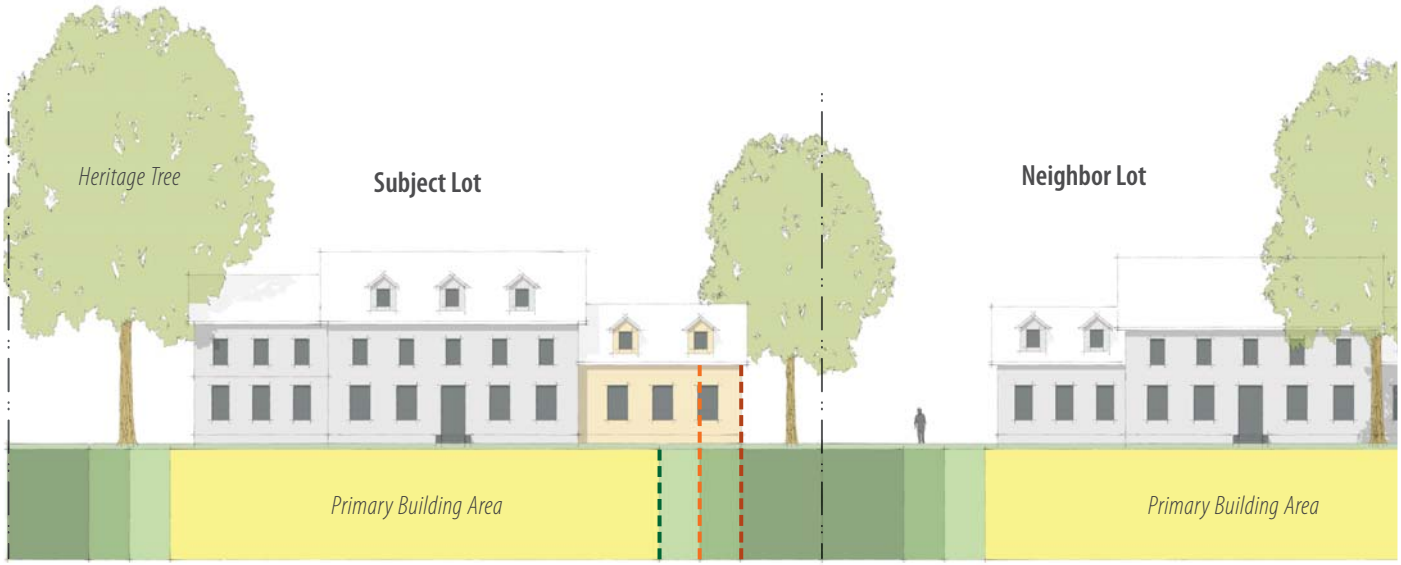
Half Stories and Dormers: The purpose of 1 1/2 and 2 1/2 story masses in Mission Hills homes is to enable property owners to enjoy habitable rooms on second and third floors, respectively, while substantially projecting the architectural scale of a home one story lower in height. Dormers provide such "half floors" under the roof with light and air. This simple and effective technique has been employed throughout the development and redevelopment of Mission Hills, and is recognized by the standards in the MHZO and these Guidelines.

Scaling Down and Privacy: These Guidelines formalize Mission Hills' long tradition of using 1 1/2 story elements - particularly in the form of wings and accessory buildings - to "scale down" a large home as it approaches neighboring properties, graciously avoiding massing that "looms over" the neighbor, or windows that overlook and infringe on the privacy of the neighbor's home and yard. The Siting and Massing Guidelines of **Sections 2.2 through 2.5,** as adjusted by the Guidelines of **Section 2.6.1** for Elevated Lots, limit Wings and Accessory Buildings height in Building Areas closest to neighbors.

Dormers on Side Wings: In general - as discussed and illustrated above - dormers on 1 1/2 story wings that within the Conditional or Secondary Building Areas should face forward to the street, or backward to the rear yard, not toward the neighboring property.

Dormers on Rear Wings: **Sections 2.2** through **2.5** provide guidelines for the location of rear wings. In many cases, 1 and 1 1/2 story wings are allowed in Building Areas closer to neighbors than 2 story wings. However, because a 1 1/2 story wing with dormers has essentially the same potential as a 2-story wing to infringe on the privacy of the neighboring lot by overlooking the yard from elevation, any 1 1/2 story wing that includes dormers with view windows (sills less than 5 ft. above the floor) facing the neighboring lot must be set back as required for 2-story wings.

In cases where the ARB does determine that it is reasonable for rear wing dormers to face toward a side neighbor to the side, tree plantings in the intervening yard may be required in addition to the increased setbacks noted above.



Side Neighbor Relationship to Addition: *In circumstances described below, the ARB may find it is reasonable for a new wing to encroach closer to a neighbor than would be otherwise allowed.*

C. ADJUSTMENTS FOR ADDITIONS TO EXISTING HOMES

Intent & Applicability: The retention and conservation of the building stock and landscape of Mission Hills has intrinsic value to Mission Hills' community design, and it is not the intent of these Guidelines to unreasonably or unnecessarily cause a property owner seeking to remodel an existing home to demolish the house, or remove existing mature on-site trees, in order to avoid reasonable intrusions of new wings into the Conditional Building Area of the lot.

Accordingly, in cases where an applicant proposes to add one or more wings to an existing home - hoping to retain the majority of the existing home, including all of the existing Main Mass, and/or to preserve one or more existing significant mature trees on the lot - the ARB may determine that in order to make the proposed wing(s) functional and aesthetically appropriate, it is reasonable that one such wing extend into the Conditional Building Area to the side or rear of the lot. In such a case, the ARB should find that:

a. The proposed extension into the Conditional Building Area arises from the retention of significant mature trees or significant portions of the existing house.
b. That the scale of the wing and the extent of its intrusion into the Conditional Building area have been reduced to the extent feasible.
c. There is no reasonable, feasible alternative that would allow the applicant a reasonable opportunity to accommodate their family's needs in the home while retaining existing significant improvements, without projecting new elements into the Conditional Building Area.

In cases as described above, the ARB may determine that one or more of the following deviations from the Guidelines in other sections of Chapter 2 may be warranted:

- A 1 1/2 story wing may encroach into the Conditional Building Area, providing that no view dormer overlooks the neighbor.
- A 2-story wing may encroach into the Secondary Building Area when not otherwise allowed. Close attention should be paid to windows overlooking the neighbor's yards and when possible, windows should be limited.
- Additional landscaping, usually in the form of trees, may be required in the intervening yard to moderate views of and from the proposed wing in relation to the downhill neighbor.
- Additional siting, massing, and architectural design adjustments may be required by the ARB.

2.6.3 ADJUSTMENTS FOR SPECIAL LOT FRONTAGE CONDITIONS

GUIDELINES IN THIS SECTION

- **Only** pertain to lots with one or more Special Frontage Conditions as identified in **Section 1.2.2**
- May cause adjustments to the **Primary; Secondary; and Conditional Building Areas** on the Lot Organization Diagram.

I. INTENT & APPLICABILITY

As described in **Section 1.2.2** a number of Special Frontage Types enrich the Streetside Greenspace of Mission Hills along many of Mission Hills streets. These uniquely designed and landscaped frontages were all important components of the original Mission Hills design, and the following guidelines are provided to help ensure that they are preserved and enhanced by any new construction or landscaping.

The general locations of these Special Frontages are reflected in the map below, however, as part of the pre-design process for alterations to any lot, the reader should review Chapter 1 (**Section 1.2** in particular) in order to diagnose any special frontage condition or unique neighborhood patterns present on and adjoining the lot of interest and surrounding properties. Such patterns are to be clearly diagrammed in the Greenspace Plan, see **Section 2.1**.

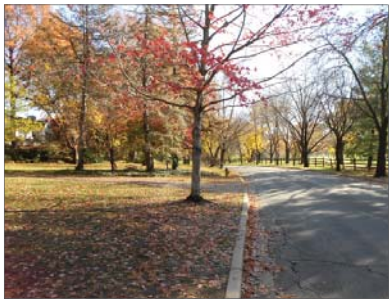
Only through this type of context analysis can one understand the subtleties of the original Mission Hills design in relation to each lot. In the process of conducting this analysis, a consultation with City Staff is recommended to confirm or correct initial understandings of the design patterns on and surrounding the subject lot.

REFER TO SECTION 1.2.2

2.6.3.A - Corner Lot & Intersection Green Frontages

2.6.3.B - Hillside Frontages

2.6.3.C - Creekside Frontages



2.6.3.D - Edge Frontages

A. CORNER LOTS AND INTERSECTION GREEN FRONTAGES

Intent & Applicability: The Guidelines in this section are specific to Reverse-Corner Lots, including those fronting Intersection Greens (see **Section 1.2.2**). The intent of these guidelines is to ensure that all future projects on these prominent, character-defining lots contribute to and preserve the unique historic patterns of Mission Hills.

The MHZO defines a Building Line along the "sides" of reverse corner lots that may be notably less than the Front Building Line of adjacent properties, potentially allowing a building, fence or retaining wall to intrude into the Streetside Greenspace, disrupting what is otherwise a legacy Greenspace of Mission Hills.

The Guidelines in this section strongly discourage such intrusions, and provide special site organization instructions to ensure that the Street-side Greenspace patterns are preserved. Because Reverse Corner lots - especially those fronting an Intersection Green - contribute such a large percentage of their lot to the Streetside Greenspace, it is in turn, generally acceptable, that they contribute less to the Gardenside Greenspace.

As such, the Primary Building Area may generally encroach more closely to the side property lines of adjacent interior lots, than otherwise recommended for typical lots. That site organization is described in this section, and **Section 2.6.4** describes the balance of adjustments for Intersection Green Frontages.

TABLE 2.6.3A - SITE ORGANIZATION

a	**Front Yard (Common Greenspace)**	*Lot Area in front of* b & c *, if Parklet is present at intersection, also includes* i	
b	**Extension of Building Line ("Front" St)**	*Extension of Front Building Line from adjacent interior lot on "Front" street*	
c	**Extension of Building Line ("Side" St)**	*Extension of Front Building Line from adjacent interior lot on "Side" street*	
d	**Lot Depth 1**	*To be measured at Side Property Line*	
e	**Lot Depth 2**	*To Be Measured at Side Property Line*	
		FRONT BOUNDARIES	**REAR YARD BOUNDARIES**
f	**Primary Building Area**	b *and* c	*Set back 20% of* d *and* e *respectively*
g	**Conditional Building Area**	b *and* c	*Set back 15% of* d *and* e *respectively*
h	**Primary Landscape Area**	*Front Lot Line(s)*	*Side/rear Lot Line(s)*
i	**Streetside Conditional Building Area**	b *and* c	*See Guidelines on following page*

2.6.3 ADJUSTMENTS FOR SPECIAL LOT FRONTAGE CONDITIONS

The following are specific site organization guidelines for Reverse Corner lots. **Table 2.6.3A** and the Site Organization Diagram to the left identify the "Primary" and "Conditional" Building Areas for Reverse Corner lots. Siting and Massing Guidelines for all Building Elements on corner and reverse-corner lots, are still based on the guidelines for your Character Area (**Sections 2.2-2.5**) but the "Primary" & "Conditional Building Area" boundaries are re-defined by **Table 2.6.3A** and the lot organization diagram on the opposite page.

1. SITE ORGANIZATION

b&c Extension of Front Building Lines: These guidelines recommend that the Front Building Line of adjacent interior lots be extended and continued across corner lots (as illustrated in the Site Organization diagram to the left). Where Parklets and intersection Greens are present, the Primary Building Area may be additionally shaped by the Streetside Conditional Building Area, described below.

i Streetside Conditional Building Area: Reverse Corner Lots most often, front Parklets are part of an Intersection Green Frontage. In such cases, the Main Mass should always be oriented toward the Parklet. Proportions and scale of all building elements are determined per Character Area in **Sections 2.2-2.5**, and as such, the size and geometry of the Streetside Conditional Building Area is based on the size and proportion of the Main Mass, and its relative orientation to the Parklet.

In rare cases, a reverse corner lot may not front a Parklet and/or make up part of an intersection green, in which case the Streetside Conditional Building Area is not applicable, and considered part of the Primary Building Area.

k Continue the Streetside Greenspace: No building elements should project beyond the extended Front Building Lines of adjacent Interior Lots b&c

l No Projecting Fences: No fences should be constructed beyond b&c. Fences should generally be set back behind building faces.

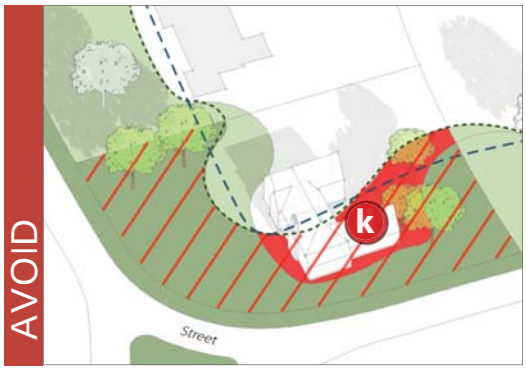
m No Grading or Retaining: No grading or retaining structures should be constructed beyond b&c.

n Main Mass Orientation: If Parklet and artifact are present, homes on corner lots should be set back similarly to the other homes fronting that Parklet, and the Main Masses on all corner lots should orient toward the Parklet artifact.

o Driveway and Walk Configuration: In general, no drives, walks, forecourts or other pavement should be constructed within an Intersection Green. In some cases, a drive or walk that parallels and defines the perimeter of an Intersection Green may be approved, upon finding that it reinforces and strengthens the original design intent of that Intersection Green.

2. LANDSCAPING

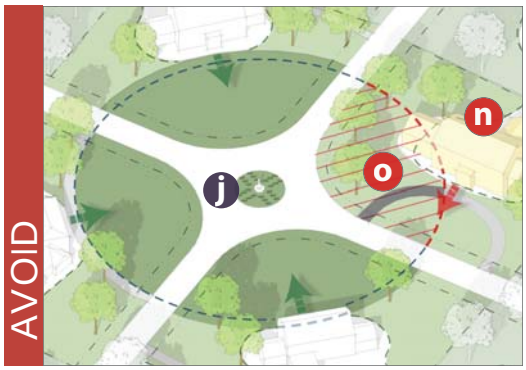
The landscape of private front yards that form an Intersection Green should be limited to a maintained lawn with shade trees only to the extent that they are consistent with the current and historic character of the other yards abutting that Intersection Green. The landscape of the private yard should be designed to flow seamlessly into that of any adjoining community Parklets and other abutting publicly owned green spaces.



House encroaches into the Streetside Greenspace pattern

Fence encroaches into the Streetside Greenspace pattern

Retaining Wall encroaches into the Streetside Greenspace pattern



Improper Lot organization disrupts the Streetside Greenspace of an Intersection Green.

The natural/naturalistic wooded hillsides of Mission Hills define much of its western edge.

Drive follows the natural topography of the slope.

Hillside frontages range from more natural to more manicured.

B. HILLSIDE FRONTAGES

Intent & Applicability: Hillside Frontages are identified in **Section 1.2.2**. The maintenance of the dramatic topography of the Mission Hills area is its defining characteristic and the origin of its name. While many areas of Mission Hills are enhanced by the rolling terrain, certain lots, generally along the western edge of Mission Hills' neighborhoods, include significant hillsides. In some cases, these hillsides fall within rear yard areas, but the following guidelines apply to those hillsides that front or abut a street and are therefore very visible to the public.

1. LANDSCAPING

The landscaping of Hillside Frontages should in all cases harmonize with that of adjoining lots, creating a unified appearance across the sweep of the slope. Hillside should be free of buildings and structures, with drives as inconspicuous as possible (see following section). In general the character of the landscape will depend on whether the Hillside falls within the front yard, side yard or rear yard of the subject lot.

Front Yards: In general such hillsides will be landscaped with maintained lawn and shade trees, consistent with the typical front yard landscaping throughout Mission Hills.

Rear Yards: In most cases Hillsides in rear yards have a more natural and rustic landscape, including natural, unmowed grasses, massed shrubs – not groomed or sheared – areas of annual wildflowers, and other plantings that have the appearance of the natural understory of a wooded hillside.

Side Yards: May take on the character of front or rear yard landscaping, above, as consistent with the surrounding Greenspace patterns.

2. DRIVE CONFIGURATION

Drives within these hillside areas should be avoided whenever another alternative for vehicular access to the homesite is available.

Conform with Natural Terrain: When it is necessary to construct a drive within a Hillside Frontage, it should conform closely to the natural terrain. Every effort should be made to avoid drives running directly upslope or perpendicular to the street.

Drive Width: Any such drive should be as narrow as possible; 8 ft. – 11 ft. is generally recommended.

Materials: If visible from surrounding streets, drives should be made of a dark material that harmonizes with the surrounding landscape.

Distinctive bridges – usually made of stone but occasionally of wood – provide unique entries to homes.

Natural drainages run along many streets of Mission Hills

Creek channel and stone bridge create unique entry

C. CREEKSIDE FRONTAGES

Intent & Applicability: Creekside Frontages are identified in **Section 1.2.2** and derive from the original design of Mission Hills, which managed the natural drainage patterns of the property to make them an asset to the unique community design. To maintain these character-defining features of Mission Hills, the following guidelines are provided for properties located adjacent to these special Greenspaces.

1. LANDSCAPING

The area between the creek channel and a street, and an area of similar proportion on the other side of the creek, should be landscaped in a manner consistent with the edges of that creek above and below the subject property, emphasizing the character of the creek.*

Natural Landscaping: The landscape immediately adjacent to the creek channel need not be limited to a maintained lawn. Natural riparian plant materials along the fringes of the creeks may enhance their appearance as an integral element of the naturalistic landscape, and are encouraged to the extent approved by the ARB as consistent with the overall character of the creek.

Reconstruction: As segments of these original drainages are reconstructed over time, their design should trend back toward a more natural profile with a lower angle of repose than the vertical stone walls that are common as of this writing.

2. DRIVE CONFIGURATION

When necessary for drives to cross a creek to provide access to a lot, a bridge should be constructed with reference to the following guidelines:

Original Materials: Drives should be supported by stone or wood bridges compatible in materials, design and detailing with the original low bridges of Mission Hills.

Integral to Greenspace: Such bridges should appear as an integral element of the Greenspace design, not as an extension of the home or its architecture.

** For more information on creeks, please refer to the Open Channel Master Plan which can be found on the City's website at www.missionhillsks.gov*

Natural wooded character along 69th Street at Indian Hills Country Club

Homes generally face the country clubs rather than backing to them.

Side yard along edge road with natural woodland elements mixed with the classic Mission Hills lawn

D. EDGE FRONTAGES

Edge Frontages along the country clubs of Mission Hills are identified in **Section 1.2.2**. While the continuity of the Greenspace from the country clubs to the public streets and onto the surrounding private properties is a subtle but character-defining element of Mission Hills. It is recognized that some of these frontages also impose a "more public" nature on those properties and the following guidelines are provided for the yards of homes fronting these very special open spaces.

1. LANDSCAPING

The more rustic landscape element recommended for these Edge Frontages are intended to subtly contrast with, and smoothly flow into, the more manicured Greenspace landscapes that are characteristic of most Mission Hills frontages. These are intended as accents at specific street frontages, not an alternative landscape character for any sub-area of Mission Hills.

Neighborhoods in Nature: The rustic, less manicured character of certain Edge Frontages helps to convey to the visitor or passerby the idea that Mission Hills is a place of homes in the country.

Added Privacy: A narrow band of low shrubs and/or groundcover other than a maintained lawn may be provided at the property edge, signaling to passersby that the property is private. Such landscape should not screen the front yard or alter its overall character as a broad green lawn, but should simply make it clear that visitors are not welcome to walk onto the property. Note the fences are reserved for the country club edges and are not appropriate on residential frontages.

2. DRIVE CONFIGURATION

Consistent with the recommendations for drives on all lots, it is especially important that the drive width for Edge frontages be as narrow as possible where they approach the street.

Conform with Natural Terrain: When it is necessary to construct a drive within a Edge frontage, it should conform closely to the natural terrain.

Drive Width: Any such drive should be as narrow as possible; 8 ft. – 11 ft. is generally recommended.

Materials: If visible from surrounding streets, drives should be made of a dark material that harmonizes with the surrounding landscape. In some cases, where the Edge frontage is particularly rural, a gravel drive may be a suitable material choice.

2.6.4 BALANCING ADJUSTMENTS

GUIDELINES IN THIS SECTION

- Determine ARB's framework for allowing massing elements in the Conditional Building Area and/or Primary Landscape Area as identified in **Sections 2.2-2.6**

A. ADJUSTMENTS AND FINDINGS

Balancing the Cumulative Result of Adjustments: Due to the generous size of Mission Hills lots in general, in most cases there should be no need for deviations from the basic Siting and Massing Guidelines in **Sections 2.2 through 2.5**, and hence no need to refer to the Guidelines of **Section 2.6.4**. But in cases that warrant the application of this **Section 2.6.4** "adjustments guidelines," it is important that such adjustments be seen in the context of the entire design of the subject house and lot, not as isolated single parameters. To make a new garage or bedroom wing functional, while retaining the majority of a fine existing home, a corner may project a bit closer to a neighbor than would be allowed for a new home. And to avoid "looming over" an atypically small neighboring home, a new home may need to be massed down or set back a bit extra.

Throughout the preparation of these Guidelines, the Planning Commission and ARB have been consistently focused on achieving fairness and reasonableness, and the concept of "no two maximums" has been discussed repeatedly. This section is intended to be, in effect, the "guidelines for the guidelines," providing a framework within which the ARB can balance a number of decisions, each of which on its own could be seen as a restriction added upon the property owner or a restriction waived. The goal is, of course, a balanced and reasonable result, and a fine Mission Hills home.

The following is a list of the most common types of adjustments that may be allowed or required in cases where the Guidelines of **Section 2.6** apply, with the general recommendation that:

a. Each lot and home be eligible for one adjustment allowing a Wing or Accessory Building to extend into the Conditional Building Area, subject to a finding by the ARB that such extension is warranted by one of the atypical lot conditions identified in **Section 2.6**.

b. Certain adjustments required by **Section 2.6** that have the effect of reducing the buildable area of the subject lot may be considered as a justification for allowing a Wing or Accessory Buidling to extend into the Conditional Building Area even when no other atypical lot condition would normally support such an adjustment.

The Conditional Building Area: As noted in **Sections 2.1 through 2.5**, the Conditional Building Area of each lot is always to be free of Main Masses and almost always free of Wings. Those sections provide Guidelines for locating Accessory Buildings in the Conditional Building Area. The ARB may also find that under one of the following circumstances it is reasonable for one Side or Rear Wing to extend into the Conditional Buildling Area.

1. **Elevated Lot:** If the remapping of a lot that is elevated relative to a side or rear neighbor significantly reduces the Primary Building Area of that lot, the ARB may determine that it is reasonable for a Side or Rear Wing to extend into the Conditional Building Area within a yard not affected by the lot elevation adjustment.

2. **Special Lot Conditions:** If a lot is oddly shaped, atypically narrow or small for its context area, or includes Special Frontage Types that individually or together significantly reduce the Primary Building Area compared to nearby lots of similar acreage, the ARB may determine that it is reasonable to allow one Side or Rear Wing to extend into the Conditional Building Area. Alternatively, the ARB may determine that it is reasonable to allow a Wing within the Secondary Building Area to exceed the normally recommended height, providing that care is taken to avoid overlooking neighboring properties with second floor windows.

3. **Additions:** As described in **Section 2.6.3,** when a property owner is seeking to add onto an existing house, the ARB may determine that saving significant portions of that house - or significant mature trees on the lot - warrants the extension of a Side or Rear Wing into the Conditional Building Area.

4. **Compensatory Adjustments:** If in response to atypical conditions on the subject lot or immediately adjacent lots, the ARB requires massing elements or major site improvements to be significantly set back from one side or rear neighbors - beyond that normally required by the Character Area and lot size - the ARB may determine that it is reasonable for a Wing to extend into the Conditional Building Area on another side of the lot.

Adjustments to the Maximum Lot Coverage Guideline: Adjustments to the "150% guideline" are allowable when atypical conditions and special circumstances warrant. Here are some examples:

a. If there are significant variations in lot size in the adjoining or nearby lots, the ARB may determine that it is reasonable to further restrict or to expand the "150% guideline" to preserve the unique characteristics of a given neighborhood.

b. If the lot in question is an odd shape, or has unique characteristics such as steep terrain, creeks, or other unusual design considerations, the ARB may determine that it is reasonable to further restrict or expand the "150% guideline" to allow those unusual circumstances to be thoughtfully considered.

Existing Homes Not in Full Conformance with Design Guidelines: Many homes in Mission Hills - most built after the adoption of the MHZO in the early 1950s and after the original Nichols restrictions ceased to be systematically enforced - do not conform to these Guidelines in every respect. However it is not the intention of these Guidelines to render such homes in any way obsolete, nor to prevent reasonable alterations to them in the future. The following recommendations apply to such properties:

1. **Main Mass:** If the Main Mass of the existing home extends into a side yard or rear yard Secondary or Conditional Building Area, that Main Mass should not be further enlarged. However, the ARB may determine that a new or enlarged Wing is appropriate, provided that is is: (a) not within the side or rear yard area already occupied by the Main Mass, (b) scaled and located as recommended within the Primary or Secondary Building Areas, and (c) meet all other applicable Guidelines.

2. **Wings:** If the Main Mass and most Wings and Accessory Structures of the existing home are located and scaled in conformance with the applicable Guidelines of **Sections 2.2 through 2.5**, but one Wing within a Secondary or Conditional Building Area(s) exceeds the scale recommended in those sections, the ARB may find that it is appropriate to allow a new or enlarged Wing to extend within the Primary or Secondary Building Area, provided that the new or enlarged wing is in conformance with the guidelines for wings in the subject lot's Character Area, and the resulting design is deemed to be an improvement to the design of the existing home.

B. APPLICATION OF MAXIMUM LOT COVERAGE REGULATIONS

Maximum Lot Coverage: The massing and siting guidelines in **Sections 2.2 through 2.5** and the adjustments described in **Sections 2.6,** are intended to instruct design outcomes on individual lots that are in keeping with the historic patterns of each part of Mission Hills. There are two additional mechanisms for controlling the maximum allowable lot coverage of a building on any given lot.

Maximum Lot Coverage by Ordinance: The maximum lot coverage for any given lot is determined by application of the following formula: $LCA = 5.29471\ (ALSF)^{0.695}$ [Lot Coverage Area equals 5.29471 multiplied by the Actual Lot Square Footage to the power of 0.695].

Maximum Lot Coverage by Guideline: The maximum lot coverage on any lot should not exceed an increase of 50% over the average percentage of maximum lot coverage allowed (by ordinance) that is being used by neighboring properties. For example, if the neighborhood average is 50% of the maximum allowable lot coverage, then any additions to a structure or a new structure on a lot should not result in lot coverage in excess of 75% of the maximum lot coverage allowed for that lot. City Staff shall determine the neighboring lots to be selected for comparison purposes. This is known as the "150% guideline."

2.7 ARCHITECTURAL & SITE DESIGN GUIDELINES

GUIDELINES IN THIS SECTION

- **Apply to All Lots**
- Architectural Guidelines for **New Homes or Additions**
- Guidelines for **Garages, Drives and Accessory Buildings**
- Guidelines for **Site & Landscape Design**

I. INTENT & APPLICABILITY

The most frequent and persistent community design concerns in recent decades have been centered around the scale and massing of some new homes, and their tendency to encroach into the unique Streetside and Gardenside Greenspaces of Mission Hills. Accordingly, the community design analysis of Chapter 1 and Guidelines of Sections 2.1 through 2.6 focus on the Siting and Massing of buildings and preserving the Greenspace around them.

Yet a well-conceived site plan and reasonably massed buildings by themselves do not deliver an authentic Mission Hills House; that requires very careful, skillful and informed attention to a wide range of smaller scale design decisions. In the same way that the Guidelines of Sections 2.1 through 2.6 provide guidance based on the observed patterns and norms for Siting and Massing Mission Hills homes, this section provides guidance on a range of architectural and site design topics - as listed to the right - based on the observed ranges of design characteristics of the finest Mission Hills homes.

The Guidelines in this section generally apply to improvements on all lots in Mission Hills. The Architectural Design Guidelines do not prescribe any specific style or architectural vocabulary, but rather focus on cohesive, elegant design, and high quality materials and detailing. The Architectural Appendix provides additional style-specific guidelines for the classic Mission Hills styles for those applicants wishing to pursue those styles, or add onto a home that employs one of those styles.

II. GUIDELINES IN THIS SECTION

Guidelines in this Section cover the following topics:

2.7.1 ARCHITECTURAL DESIGN GUIDELINES

GUIDELINES IN THIS SECTION

- Applicable to all **new buildings or additions to existing buildings**
- **Architectural Guidelines** for building elements including: Exterior Walls, Roofs, Projecting Elements, and Doors & Windows.
- **Common Architecture & Massing Aberrations** to avoid while designing your house.

This classic Mission Hills House of the Picturesque Massing Type and Tudor Revival Style combines front and side wings and dormers with a clarity of Main Mass.

I. INTENT & APPLICABILITY

The vast majority of community concerns regarding new and expanded homes in Mission HIlls, center primarily around the way they are sized, massed and placed on the lot. The scale and placement of the "parts" of the Main House on the lot are determined by Character Area, and detailed instructions are provided in **Sections 2.2 though 2.5**. Architectural scale and composition, choice of materials and colors, and detailing are also vitally important to the home's ability to "fit into" its neighborhood context, and guidelines for these details are provided in this section.

This house combines many wings, winglets and pop-outs with dormers, and no Main Mass is apparent.

II. GENERAL GUIDELINES

Main Mass: The main mass should be clearly defined, parallel and face the street, set behind (but close to) the Front Building Line, in allignment with the houses immediately adjacent to the proposed house, and near the center of the lot. Homes which typically generate the most community concern, are those whose main mass is not clearly discernible, generally associated with one or more of the Massing Aberrations identified in **Section 3.2**.

Scale and dimensions of the Main Mass are described per Character Area in **Sections 2.2 though 2.5** and are sized, in general, to be massed appropriately to the size of the lot. Disciplining these dimension will yield homes with abundant daylight and crisp massing, an important distinction that sets Mission Hills homes apart from those in many other communities.

Wings: Wings should be discernibly shorter and narrower than the Main Mass, with their own clear roof forms. **They should not simply be a "step-back" in a single, large mass.**

All wings should be sized, shaped and configured in relation to the rooms they contain. Wings are very different from the "bump-outs" commonly employed to "break up the mass" or to "elevate" an overly complicated plan.

Each wing should be a single mass with a single roof form. While the massing of the overall house should be "scaled down" with wings as it approaches the minimum recommended setback to a neighboring lot, individual wings should be uniform in height, not "stepping down" in telescope fashion.

Smooth plaster contributes to the appearance of fine masonry.

Skillful combining of masonry, plaster, and heavy timber

Simple, natural materials, elegantly detailed

III. GUIDELINES FOR MATERIALS, CONFIGURATIONS AND METHODS

All Materials, configurations, and methods should be consistent with the architectural style of the home. This Section provides guidance for specific elements, and the Architectural Appendix provides additional information on the Architectural Styles of Mission Hills.

A. EXTERIOR WALLS

1. MATERIALS

It is recommended that building walls use the traditional building materials of Mission Hills, as this reflects the intent of J.C. Nichols to build a community of "permanence and quality." Natural materials that age gracefully and weather well are recommended. Simulated modern materials that attempt to emulate traditional materials are discouraged, as their long term durability is unproven.

Primary Materials: Building walls should be clad in brick, stone, stucco, wood clapboard, wood shingle, wood drop siding, or wood board and batten, that is appropriate to the style of the home.

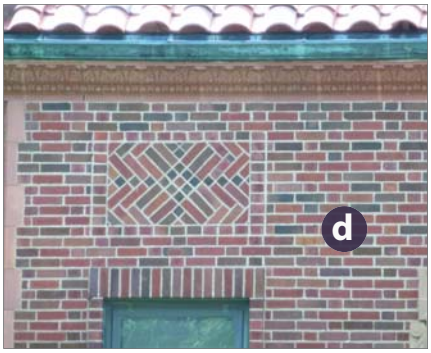
Trim & Accent Materials: Building walls should be trimmed in wood, stone, or cast stone, appropriate to the building style.

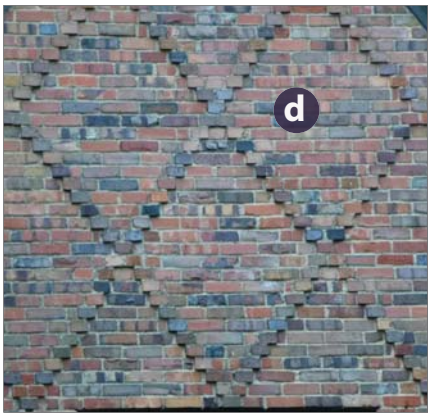
Discouraged Wall Materials: Use of thin stone veneer, and synthetic stucco are discouraged.

Synthetic Materials: If an owner wishes to use a synthetic substitute material, rather than a traditional building material, the ARB should consider approval only if the synthetic materials faithfully resembles the natural material and has superior weathering qualities.

Cementitious Siding: Walls may be clad in cementitious siding simulating permitted wood materials if dimensioned as typical lumber and is smooth in texture.

Recycled Materials: Recycled, environmentally friendly materials with superior endurance qualities, such as decking materials simulating wood, may be approved by the ARB if the material is incorporated into the over-all design and chosen style of the home.





2. CONFIGURATIONS

a **Multiple Materials:** Two or more wall materials may be combined on one facade with one above the other – lighter materials above those more substantial (e.g. wood above stucco or masonry, or stucco above masonry).

b **Projecting Elements:** All building elements that project from the face of a wall of the main body of a house should be visibly supported by brackets, posts, or beams. This requirement may be waived for cantilevered elements that are typical for a specific style, such as the Modern style, as described in **Appendix A**.

c **Exterior Chimneys:** Exterior chimneys should be finished in brick, stone, or stucco.

3. METHODS

d **Brick and Cut Stone Patterns:** Brick and cut stone should be laid in true bonding pattern.

e **River and Rubble Stone:** River and rubble stone should be laid in the natural manner (laid in a horizontal direction in horizontal courses which respect gravity) with smooth or beaded mortar joints.

Mortar Joints: Brick mortar joints should be struck or slush-and-brush. Stone should be dry-stack, or when mortar is used, joints should be struck or slush-and-brush.

Masonry Thickness: Masonry cladding should be a minimum of 4 inches at the wall surface and 6 inches at returns and corners.

f **Stucco:** Stucco should be textured to match the architectural style of the home.

g **Exposed Wood:** Exposed wood should be painted or stained.

B. ROOFS

1. MATERIALS

Roofing materials should be consistent with the architectural style of the home.

a **Standing Seam Metal:** Narrow standing seam metal roofs may be used if approved through Design Review.

c **Dormers:** Dormers should be made of materials lighter in weight than the buildings walls. Generally they should be made of wood siding.

f **Gutters:** Gutters and downspouts should be made of copper, galvanized steel, or painted aluminum.

2. CONFIGURATIONS

Roof Slopes: Building roofs should be gabled or hipped and should be sloped according to the architectural style of the home. For the Modern style, where flat roofs are appropriate, they may be accompanied by parapet walls.

Shed Roofs: Shed roofs should only be attached to the main mass walls, and should have a minimum slope of 2:12.

e **Skylights:** Skylights should be flat (not plastic domes) and are not allowed in roofs visible from the street.

c **Dormers:** Dormers should be placed no closer than 3 feet to building sidewalls or another dormer. The windows should be centered within the dormer structure and at least 6 inches of wall surface should be visible on either side of the window before the side wall returns to roof.

f **Gutters:** Gutters should be half-round or ogee for traditional architectural styles, and may be square for the Modern style.

3. METHODS

a **Standing Seams:** Standing seam metal roofs should have a standing seam no higher than 1-1/2 inches, panels should be no wider than 18 inches and the cap piece should be no wider than 4 inches.

d **Overhanging Eaves:** Overhanging eaves should match the architectural style of the home.

b **Brackets:** Brackets, when provided at eaves, should have a minimal nominal dimension of 5 inches.

C. PROJECTING ELEMENTS

Building Elements include porches, stoops, porticos, balconies, bay windows, bow windows, chimneys, etc. They are elements that are additive to the basic mass of the building, not including simple door and window openings, and should be appropriate to the architectural style of the home.

1. MATERIALS

Foundations: Foundations should be made of brick, stone, or concrete.

Columns, Piers, and Arches: Columns, piers, and arches should be made of or clad in wood, brick, stone, cast stone, or stucco. In the Neoclassical style Doric, Ionic and Corinthian columns may be constructed of fiberglass with a sand coated texture finish.

Porches & Porticos: Porches and Porticos should be made of wood, brick, or stone for traditional architectural styles; metal is acceptable for the Modern style.

Railings: Porch, balcony, and other railings should be made of wood, wrought iron, or metal. Vinyl substitutes are not appropriate.

Bay/Bow Windows: Bay windows should be made of materials identical to or compatible with the building's wall finish and windows.

Window Boxes: Window boxes, if provided, should be made of finished or painted wood, and should be supported by visible brackets, detailed in a manner consistent with porch or eave details of the building.

Chimneys: Chimneys should typically be true masonry. Stucco - when appropriate to the style of the home - may be acceptable.

2. CONFIGURATIONS

Porches: Porches should be elevated above adjacent grade.

Front Porches: Front porches should have a minimum depth of 6 feet. The porch width may vary but in general should be no less than its depth.

Stoops: A stoop should have a minimum depth of 4 feet and a minimum length of 4 feet.

Spindles and Balusters: Spindles and balusters on balconies, porches, and decks should not exceed a spacing of 6 inches on center, or as required by the Building Code, whichever is less.

Bay/Bow Windows: Bay windows should be a maximum of 8 feet in width and should have a height that is equal to or greater than its width. Bays should be placed a minimum of 3 feet from any building corner. A bay's street facing facade should consist of at least 50% transparent fenestration.

Mechanical and Electrical Equipment: All mechanical and electrical equipment – including, but not limited to air-conditioning units, generators, solar panels, antennas, and satellite dishes – whether roof-mounted, ground-mounted, or otherwise, should be completely screened from public view.

Posts: Posts used at porches and porticos should include half or full columns where adjoining the Main House Mass.

Chimneys: Chimneys should be made of or clad in brick, stone or cast stone masonry and topped with brick, stone, clay, ceramic tile or copper chimney caps. as determined by the ARB as compatible with the selected architectural style. Aluminum, galvanized or painted metal caps are not recommended.

D. DOORS AND WINDOWS

1. MATERIALS

Muntins: Windows should match the given style of building chosen. Historically-based styles require true-divided light windows (real muntins exposed to the exterior). Simulated divided light windows with applied muntins at the exterior, at the insulated air space, and at the interior may be acceptable with ARB approval, but are not encouraged.

Primary Materials: Windows and doors should be made of wood, vinyl-clad wood, fiberglass-clad wood, or aluminum-clad wood. Solid PVC may be permitted upon design review approval. Permissible PVC windows should be available in a range of colors appropriate for the applicable architectural styles and should resemble wood windows in detailing and profile thickness so as to make them indistinguishable when seen from the exterior.

Glazing: Glazing should be clear glass with no more than ten% daylight reduction (tinting). Glazing should not be reflective (mirrored).

Shutters: Shutters may accompany windows only if sized to match the window openings and should be made of wood.

Garage Doors: Garage doors may be of wood, aluminum, or cementitious panel. Material and color should relate to the main body of the building and be painted to blend in with such.

2. CONFIGURATIONS

Window Openings: Window openings should have vertical proportions, or may be square.

Window Accents: Windows may additionally be circular, elliptical, octagonal, or hexagonal - recommended maximum two per facade.

Window Recesses: Windows should be recessed no less than two inches from the building facade, and much more for certain styles. See Style Guidelines.

Garages in Wings: Garages and their doors should be located in wings attached to the main mass of a house, or in accessory buildings. Locating garages in the main mass of a house is discouraged.

Garage Doors Scale: Garage doors should be scaled to the size of a typical car, with as minimal dimensions as possible to minimize the impact of the doors on the mass of a house. Garage Doors should not exceed 10 feet in height.

Garage Door Spacing: Garage doors should be single width (8 to 10 ft. wide). When grouped, garage doors should be separated by a minimum width of 1 foot of wall material, column, or combination thereof. The use of one double-car garage may be acceptable with ARB approval, but is not encouraged.

3. METHODS

Window Types: Windows should be double hung, single hung, or hinged casement, unless specified otherwise for traditional Architectural Styles in the Architectural Appendix. Horizontal sliding windows are discouraged, but may be approved by the ARB for rear elevations of homes.

Accent Windows: Circular or hexagonal windows may additionally be pivoted or hopper configuration.

Dormer Windows: Dormer windows should be hinged casement or hopper configuration.

Doors: Doors should be side hinged only, except garage doors which may be overhead, and sliding glass doors which may face rear yards.

E. ARCHITECTURAL ABERRATIONS

In Mission Hills, architectural style is fundamental to the form, design, character, and personality of each Mission Hills home. The choice of style informs the massing and organization of the home, and is inextricably linked with materiality and detailing. Architectural styles' origins relate to specific regions and time periods, each with its own unique materials, construction techniques, and climate.

Newcomers who settled the Plains came from the Eastern U.S. and brought American and European style precedents which were time-tested for proportion, usefulness, and longevity. Mission Hills' early styles provided an ideal ratio of wall mass to opening for Kansas City's climate – more walls, less window – and related directly to keeping the house comfortable (efficiently) in the regional cycles of heat and cold prior to air conditioning. These styles were a very "good fit" with the local culture, climate, and the countryside living environment that Mr. Nichols was creating. The Architectural Appendix provides basic guidelines for those early Mission Hills Styles, and applicants intending to employ one of those styles are urged to refer to those guidelines to ensure that the style is well executed.

This is not to say that styles are immutable or immune to adaptation. Quite the opposite; the styles of the finest original homes of Mission Hills were adapted by the best architects of that time to the needs of local families and the requirements of Mr. Nichols' vision for Mission Hills. Further adaptations continue today, and when skillfully executed, continue to enrich the distinguished architecture of Mission Hills.

With the explosive growth in the post-war housing boom, came two significant new trends in the design of Mission Hills homes. First, many new homes were inspired by the "ranch house" craze of the 1950s, and many homes of that period are indeed very fine examples of restrained and elegant custom home design in the low-slung "ranch massing" of the time. But second, and less positive, many new homes took on the forms of production housing of that period, in many cases with superficially applied symbols of historic styles stuck onto a "standard tract house" to make it look fancy.

As production housing has grown larger and more ostentatious over recent decades, many new communities have sought to mass produce the success of authentic elegant neighborhoods like Mission Hills and Beverly Hills, and their stock in trade is the "McMansion." Typically, such houses are essentially very large tract homes, often designed mainly by the marketing department to include as many "features" as possible. This generates "style aberrations" that may be acceptable in some newer developments but completely undermine the tradition of architectural excellence in Mission Hills. The following Aberrations are specifically discouraged:

Mismatched Style and Massing of the roof: In French Provencial architecture (a specialized Mediterranean style), the roof's mass matches its origins in Provence: the dry climate and rarity of tall trees (for beams) produced a simple, single form, medium pitched roof with baked earth tiles, a (see page 98) sitting on and reinforcing the simple mass of stone walls below. Aberrations today include irrational complex roof forms, cartoon-like steeply-pitched roofs, and oversized roof tiles. b Such roofs are out of character with the understated elegance of Mission Hills, and in the Suburban Character Area - where many such homes have been proposed - their exaggerated verticality is in direct conflict with the horizontal proportions of surrounding homes.

Mismatch of style and massing: The Mediterranean style, for example, reflects its roots of Greek, French, and Italian buildings, with a single, simple rectangular mass c (with or without side wings) reflecting the rocky regions where walls were made of stone and rooms were only as wide as vaults or the rare tree could span. Openings were as regular as the room layouts within, again, based on the limits of masonry walls. Aberrations of today arise when complex masses are added in random shapes and patterns that would never and could never have been built of stone, d undermining the authenticity of the Mediterranean style.

Misuse of Detail and Materials: This includes non-functional, decorative, or surplus details which yield an ornamental pastiche. Original (precedent) buildings used restraint on details, the majority of which were present for building protection (functional), e and the minority there for embellishment at key parts of a façade. In contrast, today's aberrations treat details as a fancy wallpaper stretched around a bloated mass. f Materials misuse and aberrations occur when synthetic materials are dominant on a façade, or where they are applied in a non-traditional manner (such as a brick wall on a 2nd floor over a stucco 1st floor).

Multi-Styled Buildings: When designing ones dream home, the impulse to include "all your favorite things" is understandable, but can lead a client, designer or builder to combine a potpourri of architectural styles and ideas on the exterior of the house. g This is inconsistent with the understated elegance of Mission Hills, which requires editing and an eye for style. A good rule for all Mission Hills homes is "one style per house". This includes additions to existing homes, where "reinterpretations" or "misunderstandings" of classic styles are inadvisable when adding onto a classic Mission Hills home.

STYLE (ARCHITECTURAL)

ENCOURAGED

a

Style + Massing + Roof = Architecture

Origin of Mediterranean Style (French Provencal vernacular): Simple rectangular mass and regulated pattern of windows/doors relates directly to masonry load-bearing construction and simple, agrarian (country house) roots.

A roof of similar simplicity tops the mass. Shutters, the only detail on the facade, are functional in the region's hot summers, cold winters.

AVOID

b

Style + Massing + Roof = Pastiche

Derivative Mediterranean Style (French Provencal): complex massing leading to confusion. Window/door patterns are inconsistent in placement, style, and size, which reflects wood framing, not masonry. Paradoxically, the exterior is sheathed in "stone".

Roof forms are complex and mixed (both hips and gable ends), with arched dormers (both inset and projecting). The very steeply pitched roof is taller than the ground floor.

ENCOURAGED

c

Style + Massing + Details = Architecture

Origin of Mediterranean Style (Italian Tuscan vernacular): Simple rectangular mass and regulated pattern of windows/doors relates directly to masonry load-bearing construction.

A roof of similar simplicity tops the mass. Stone window surrounds and sills, chimney caps, and two balconies comprise the restrained detailing. Plaster is made with ochre clay from surrounding soil, grounding the building in its environment.

AVOID

d

Style + Massing + Details = Cartoonish Pastiche

Derivative Mediterranean Style ("Tuscan"): Overworked massing is confusing. Window/door patterns are irregular in placement, style, and size, which reflects wood framing, not masonry. An explosion of details - awkward eaves and cornices, balconies at fixed windows – are rendered in a synthetic stucco with none of the textures shown in the adjacent photo and without function or value. Complex roof forms top the complex massing, thoughtlessly applied to add 'value', 'detail', and panache to a very cartoonish structure.

ENCOURAGED

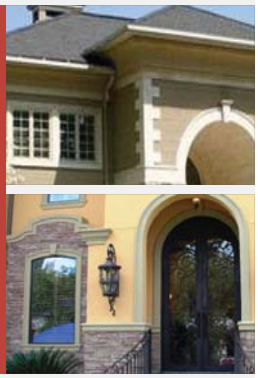
e

Details/Materials

Top: Real stone walls with polished stones at corners (quoins) and around openings.

Below: Stone/plaster arched door.

AVOID



f

Details/Materials

Top: Corner quoins rendered in foam and synthetic stucco.

Below: Frames & cornices in foam & synthetic stucco, wall in synthetic stone.

AVOID

g

Style 1 + Style 2 + Styles 3,4 = Mystery Pastiche

Style 1 is the complex Picturesque massing of a Tudor or Victorian style house. Style 2 is Classical revival at the front entry. Style 3 is Mediterranean Revival on the tile roof, left wing, and random Italianate brackets at roof eaves. Style 4 is French Eclectic dormers.

F. MASSING ABERRATIONS

Aberrations in massing and scale are to be avoided. The aberrations analyzed here reflect trends of recent years in house building which have unfortunately yielded extremely large size houses (square footages and bulk) placed on smaller lot sizes. Nationally, these are referred to as 'McMansions,' a well-deserved pejorative term relating this type of construction to the 'fast food' version of the American home. Even when placed on adequately large lots, these types of buildings offend and ignore basic principles of great architecture and place-making. The issue is not the amount of square footage, or even the quality of it, but the overall shape of the house, and the proportions and compositions of its elements.

The first common aberration is the absence of a clear main mass, (a) which makes up the main body of a house. This body should be dominant and legible, and is defined by a basic rectangular shape which is articulated by an associated singular roof form of concomitant simplicity. In the aberrational examples, this main body is not legible; either because the house wings dominate the massing or because the applied roof forms obscure and confuse the main house.

The second aberration is blocky massing, (b) usually in the form of a large square plan. A house of this size is achieved, from the onset of design, by enlarging the scale of public rooms (living, dining, central staircase,etc.) and attaching rooms thereto, all for the sake of 'flow of space'. The center portion of the house is 3 or 4 rooms deep from the exterior, with no view, no natural light, and no air.

In Mission Hills and other classic communities, houses are typically composed of rectangular volumes joined in asymmetrical or symmetrical assemblies. The public parts of the house are contained within the largest rectangular mass, and private parts (bedrooms, bathrooms, studies) are located on the upper floors of the main mass, or are appended in separate rectangular volumes. The rectangular proportion is essential, for it speaks to residential-scale structural capabilities, human-scaled rooms, and rooms with access to views and air.

The third increasingly common aberration is complex massing, (c) in which individual room volumes within a house are expressed in plan, massing, and roof form, undisciplined by the rigor of the recommended main mass and wing organization. The end result of such complicated massing is not a cohesive elegant design, but rather an apparent collection of disparate parts. Like the other aberrations, this technique is used frequently in an attempt to disguise a house mass that is too large for its lot or its neighborhood. The phrase "breaking up the mass" frequently accompanies this technique, which is not appropriate to Mission Hills. Massing in Mission Hills is intentional, not mitigation of bad decisions made in plan.

Absence of Main Mass

The main mass, or main body, of this modestly sized house is not dominant, nor legible, hidden under a complex roof form that is further confused with a profusion of gable forms. The garage dominates the composition.

Absence of Main Mass

The main mass, or main body, of this large house is not dominant, nor legible, as it is hidden under complex roof forms. Side wings (garage on left, porch/bedrooms on the right) fight to dominate the composition.

Blocky Proportions

The house is a square mass of great bulk with blocky proportions. Only rooms at the periphery of the house have views, light, and air. A complex roof form attempts to break down the scale of the house, and to keep it from becoming a hulking building. The scale and proportions are commercial, not residential.

Complex Applied Massing

This house illustrates extreme, and unnecessary complexity. Each room within the structure is articulated with its own roof form, which adds to the cacophonous composition. The jumbled massing appears as a collection of different buildings pushed together rather than a single, dignified house.

Blocky Proportions

An over-articulated roof applied to an under-articulated plan. A simple roof form on such a square building would result in a very large volume which would exceed height limitations. The problem is the plan, and the complexity of the roof cannot solve that.

Complex Applied Massing

A large home with a complexity of massing, roof forms, and styles. The American Institute of Architects in Colorado identified no less than 18 roof planes on this single house. Incidentally, there are more than five Architectural Styles present as well.

2.7.2 DESIGN GUIDELINES FOR GARAGES, DRIVES, AND ACCESSORY STRUCTURES

GUIDELINES IN THIS SECTION

- Placement and Configuration of **Garages and Accessory Structures**
- Placement, Materials & Colors, and Configurations for **Drives on Typical Lots**.

Detached Garage set back well from property lines and screened by landscaping from street and from neighbors.

I. INTENT & APPLICABILITY

Garages are a necessary element of every home, but necessarily include doors that tend to be out of scale with the elegant facades of Mission Hills homes, and large areas of pavement for maneuvering vehicles that can detract from the Streetside Greenspace if located in front or side yards. These Guidelines are provided to help reduce such negative impacts to the practical minimum.

Garages set behind main house are recommended, as are broad landscaped strips between drives.

A. GUIDELINES FOR GARAGES & ACCESSORY STRUCTURES

All Garages: Garages should be located within wings or accessory buildings, and set back behind the facade of the Main House Mass. Unless unavoidable, garage doors should not face or be prominently visible from a street. It is understood that on narrower lots, particularly in the Traditional Neighborhood Character Area, garages may have to face directly toward the street, but on most Mission Hills lots this can and should be avoided.

For garages located in Accessory Buildings, the garage doors as well as the pavement of the adjacent back-out area should be oriented into the property rather than toward neighbors whenever possible.

Detached Garages: Garages within accessory buildings located in side and rear yards are recommended when the lot is large enough to allow that garage to be minimally visible from the street and appropriately set back from neighbors per the Guidelines in this chapter. Care should be taken to ensure that the driveway pavement approaching the garage does not dominate views from neighboring lots.

Street-Facing Garages: Street-facing garages should be located within a side wing or accessory building as illustrated in the in the image to the left, and set back at least 10 ft., and ideally 20 ft. or more from the facade of the Main Mass. The doors should be as small as practical, and designed as an integral part of the facade composition, see **Section 2.7.1**.

Side and Rear Facing Garages: Garages within side wings with their garage doors facing to the side or to the rear are recommended. The elevations of such wings that are prominently visible from streets should be designed to minimize the perception that they contain a garage. Care should be taken to ensure that the driveway pavement approaching the garage doors does not dominate views of the home from the street or from neighboring lots.

Accessory Structures: To avoid crowding neighboring lots, landscaped setbacks should be provided between Accessory Buildings and neighboring lots. The appropriate height and location on the lot for Accessory Buildings is described per Character Area in **Sections 2.2** through **2.5**

For Accessory Structures in the Conditional Building Area or Primary Landscape Area, (per **Sections 2.2** through **2.5)** an effective and attractive screening composition of landscape and walls should be provided to minimize noise and light projecting into the neighbors yard.

Drive is integrated into the front yard landscape and house architecture with a bridge of fine materials and detailing, and modular pavers make the drive a pervious surface

B. GUIDELINES FOR DRIVES

1. DRIVE WIDTH AND MATERIALS

Drives should be designed to blend into the Greenspace as much as possible. Key strategies for achieving this include keeping them as narrow as practical, constructing them of materials and colors that harmonize with the surrounding landscape, and integrating them into the natural contours of the Frontage in ways that reduce their visibility from the street.

In some cases, there are however specific opportunities for the form of drives to reinforce certain design patterns of the original Mission Hills design, particularly at Intersection Green and Creekside frontages. Guidelines for those conditions are provided in **Section 2.6.3**.

The following drive configurations are generally recommended. Specific guidelines for drives are provided per Character Area, in **Sections 2.2** through **2.5**, and are refined for Special Frontage conditions in **Section 2.6.3**.

Drive Width: To reduce the visual intrusion of driveways into the Greenspace character of street-facing yard areas, drives should be as narrow as practical – not more than 12 ft. – particularly near the street where they are most visible, widening to 18 or 22 ft. nearer the home if necessary for garage access and/or guest parking.

Materials and Colors: Drives paved with fine materials – such as brick, stone and concrete unit pavers that faithfully simulate brick or stone – are encouraged, as they are compatible with the high quality building materials that characterized the homes of Mission Hills. However, because the top priority for drives in Mission Hills is to blend into the Greenspace of the homes frontage, drives of dark colored ordinary materials such as asphalt are also generally appropriate.

Pervious Pavements: To preserve the original natural drainage patterns of Mission Hills as much as possible, the City has adopted a series of policies and standards to limit the amount of each lot that is covered with surface materials impervious to rainwater. Accordingly, when practical, it is recommended that pervious paving materials – generally modular paving materials such as brick, stone or similar units installed over appropriately engineered pervious substrata – be used for drives, walks, or other hard surfaced areas.

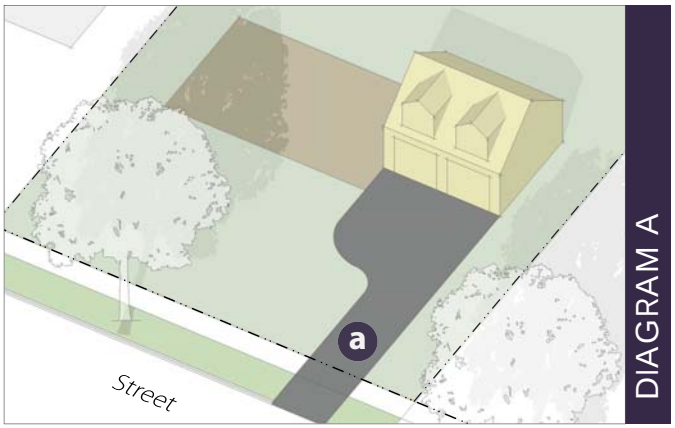
Detailing: Drives made of modular paving materials have inherent textures, which may be subtly enhanced to provide attractive patterns, such as herringbone, checkerboard, panels, or other geometric patterns. It is strongly recommended that such patterns – if provided – be subtle so as to let the main visual focus of the frontage remain on the landscape rather than the drive. Drive edges may be very simple – with the main drive paving material simply abutting the landscape – or may include subtle borders. In some cases where the Frontage slopes from the home to the street and a circular drive is provided, the edge bank may be developed into a very low (2 ft max) retaining wall to reduce the extent to which the drive is tilted toward the street, reducing its visibility. In such cases, the drive edge should be designed to harmonize with the adjacent landscape.

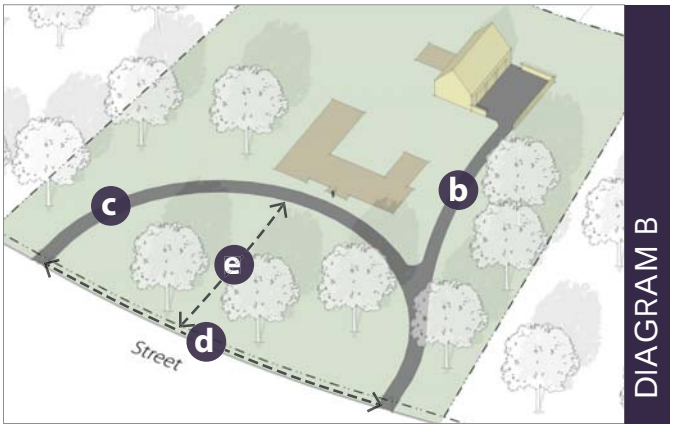
Dark paving materials reduce a drive's visual prominence

2. DRIVE PLACEMENT & CONFIGURATION

On all lots in Mission Hills, care should be taken to ensure that the driveway pavement approaching the garage doors does not dominate views of the home from the street or from neighboring lots.

- **Direct Drives:** Direct drives connect directly from a single curb cut on the street to the garage of the home without passing in front of the main entry of the home, as illustrated in **Diagram A**, Lots of less than 150 ft. should be accessed by direct drive only. (a) Direct drive width should not exceed 12 ft. within 30 ft. of the curb.
- **Circular Drives:** Circular drives (c) connect to the street(s) adjoining the lot at two curb cuts, defining a green within the front yard and providing guest parking and drop-off at the main entry. Such a drive is normally provided in addition to a Direct Drive (b) as illustrated in **Diagram B**. The green thus formed (d) should be no less than 80 ft. wide, and intentional in form, with a depth at least 1/2 the width (e).
- **Multiple Garages:** **Diagram C** Illustrates a multiple garage condition. In general, when more than one garage is provided, it is recommended that they share backout and maneuvering areas (f) to reduce the total amount of pavement required. Carefully designed and paved, such areas can also be pleasant and useful spaces for outdoor play.
- **Backout and Maneuvering Areas:** Whenever possible the widened backout and maneuvering area (f) adjacent to the garage door(s) should be located behind the Streetside Line (Front Building Line).
- **Corner Lots - Acceptable Drive Configurations:** **Diagram D** below illustrates acceptable drive configurations for corner lots, where configuration (c) utilizes a circular drive to define the Intersection Green and configuration (a) utilizes a direct side drive to preserve the Greenspace while providing access to a rear garage.
- **Corner Lots Unacceptable Drive Configuration:** In the **Diagram E - "Avoid"** below, the circular drive configuration (c) violates and interferes with the corner's Streetside Greenspace pattern (g) and should be avoided. In general, curb cuts and drives should be located as far from any corner as practical.





2.7.3 GUIDELINES FOR SITE & LANDSCAPE DESIGN

GUIDELINES IN THIS SECTION

- Landscape Design in the **Streetside Greenspace** (Common Lawn, Trees, Ornamental Plantings & Walks)
- Proper Materials & Configurations for **Garden Walls & Fences**
- Special cautions and direction for **Grading & Retaining**

The Common Lawn permeates Mission Hills and is seamless from lot to lot

I. INTENT & APPLICABILITY

In public meetings during the Guideline preparation process, the number one answer to the questions "What do you value most about the design of Mission Hills" was always "The Greenspace." These Guidelines focus on the design of the Streetside Greenspace, the simple, elegant landscape of the public realm shared by the entire community. Non-landscape encroachments into the Greenspace - limited to driveways, walkways and in some cases minor retaining walls - should be designed to blend into and become part of that soft green landscape.

Small, ornamental trees can be used sparingly to frame and accent the architectural composition

A. STREETSIDE LANDSCAPE

The predominant landscape character of Mission Hills is defined by expansive green lawns and a naturalistic canopy of shade trees. This simple landscape character should dominate every frontage, including all front yard setback areas between the street and the Building Line, and those portions of the side yards between the buildings that are prominently visible from the street. The guidelines in this Section apply to all lots, except as provided otherwise for Special Frontage Conditions of lots, as defined in **Section 2.6.3**.

1. LAWN (COMMON)

Maintained Lawn: The landscape of frontages should consist primarily of maintained lawn.

Natural Grasses: On steeper slopes within large lots, natural unmowed grasses may also be appropriate – see **Section 2.6.3C** – and along natural drainages such grasses and other plants characteristic of creeks may be appropriate – see **Section 2.6.3B**.

Seamless with Neighbors: The landscape of frontages should be designed to blend seamlessly with that of neighboring yards, with no sudden changes of material, grade or landscape pattern.

The character-defining trees of Mission Hills shower homes and yards with shade during the summer months, and paint a spectacular display of colors during the fall.

2. TREES

Trees of many kinds, and in abundance, are one of the most important character-defining elements of Mission Hills and its Greenspace.

Canopy Trees: The trees that are most characteristic of Mission Hills are large deciduous canopy trees, planted in naturalistic patterns, which defined the original design character of Mission Hills. Such trees are strongly recommended within most Frontages of Mission Hills properties. Not only are they the primary element of the character-defining landscape of Mission Hills, they provide strong spatial definition and sense of enclosure "within a neighborhood," much-needed shade in the hot months of the year, as well as moderating winds during harsh weather. See **Section 2.6.3** for specific modifications to this general recommendation for Special Lot Frontage conditions.

Evergreen Trees: Evergreen and coniferous trees are less characteristic of the natural landscape of Mission Hills and should be reserved for accents within the landscape design.

Ornamental Trees: Smaller ornamental trees, including flowering species, are also welcome accents within the Greenspace of Mission Hills, and are best located near the homes to accent the architectural composition and integrate the home into the landscape of its lot. Smaller trees are also recommended to help screen views from house to house within side and rear yards.

Privately Maintained Trees: Most trees within the frontages of Mission Hills are located on private property and maintained by the homeowner. These trees make a vital contribution to the Greenspace and overall character and quality of Mission Hills and should be maintained in a healthy and natural condition.

City Maintained Trees: Trees within approximately 10 ft. of most streets are typically owned and maintained by the City of Mission Hills.

Tree Preservation: Preservation of the existing tree canopy of Mission Hills – and its expansion in certain areas, particularly the Suburban Character Area – is strongly encouraged.

The formal canopy in Old Sagamore is a mix of privately and city maintained trees

Small, ornamental trees can be used sparingly to frame and accent the architectural composition

3. ORNAMENTAL PLANTINGS

More elaborate, formal and colorful landscape elements, such as flower beds, hedges and flowering shrubs are best reserved for rear yard areas. The front yard areas closest to the home and focal points within the small public parks and greens punctuate Mission Hills. Within such areas, these plantings can help to provide beautiful human-scale spaces for outdoor activities, whereas the broad sweeps of frontages are better left very simply landscaped and visually open.

4. FRONT WALKS

Front walks leading from the street to the front door of the home not only graciously welcome visitors, but can also strengthen the presence of the home on its street, highlighting its main entry. Such walks are more common on smaller lots in flatter terrain. On very large lots, and on lots where the home site is significantly higher than the street, it is often most practical for guests to drive into the property and park within a circular or direct drive area at the front or side of the home.

Narrow Width: If provided, a single walk leading from the street to the front door of the home is recommended. Widths between 4 and 5 ft. are recommended, but may widen to 8 ft. as they approach the front entry. Walks should be no wider than necessary in scale with front entry and surrounding landscape.

Harmonize with Yard: Walks should harmonize with the overall landscape design of the front yard. In yards with significant topography, walks should follow the contours of the yard, and in all cases should be an integral element of the landscape design.

Fine Materials: Recommended materials include brick, unit pavers, and concrete. If concrete is used, a soft color and enhanced, textured finish are recommended. While asphalt is an appropriate material for drives, it is not appropriate for walks.

Small, ornamental plantings can be elegant accents to the facade

Walk is integrated into a front entry stoop

Walk follows the gently sloping contours of its lot

Walk disappears into the composition of the front lawn

B. GARDEN WALLS & FENCES

Walls and fences within side yards must meet the requirements of the MHZO and should also conform to the following guidelines. In most of the neighborhoods of Mission Hills, walls and fences, if provided, are limited to defining, screening or securing rear yard areas. The following guidelines are provided to help ensure that walls and fences within side yards do not unduly disrupt the continuity of the Greenspace.

1. MATERIALS

Primary Materials: Garden walls and retaining walls should be made of or clad in brick, stone, or stucco compatible with the design of the main mass when located adjacent to and attached to the building. Wrought iron fences and gates should be made of true wrought iron, or steel bar that faithfully simulate true wrought iron, with bars no less than a 4-inch on center spacing.

Architectural Consistency: Walls and fences that connect to a building and that are open to off-site views, should be coordinated in their material, color, style and detailing with the design of the building. Walls and fences that do not connect to a building should generally be designed as an integral element of the landscape of which they are a part.

Integrated with Landscape Design: Such walls when isolated in the landscape should be made of stone and integrated with the landscape design.

Fences and Trellises: Fences and trellises should be made of finished wood or wrought iron. Wrought iron fences should have iron posts and/or brick or stone piers.

2. CONFIGURATIONS

Height: Garden walls should be no less than eight inches wide and capped by a top, overlapping the wall below by no less than one half inch on each side. Walls or fences over 4 ft. high must be set back at least 15 ft. from the front yard per the MHZO. These guidelines recommend that all walls or fences be set back at least 10 ft. behind the face of the building they adjoin, and that fences over 4 ft. in height be set back more than half the depth of the building.

Placement: Wood fences and gates must be set back from the Building Line as required by the MHZO, and should be made of vertical boards, pickets or lattice per the ARB-approved fencing types. Fences built parallel to the frontage between houses or other structures should be set back 10 ft. or more behind the facade line as recommended in Chapter 2. As an exception, walls less than 4 ft. in height that are an integral part of the architecture of the house, may be flush with the facade or set back from it as approved by the ARB.

Retaining Walls: Retaining walls at frontages are discouraged, and when within the Front Yard setback area should not exceed 2 feet.

Above: Examples of elegant, wrought iron and brick garden walls

C. GRADING & RETAINING

1. GRADING

The original street, block and lot layout of Mission Hills was designed to drape the neighborhoods and lots of Mission Hills gently over the natural rolling terrain of the site, generating the winding streets and picturesque block and lot shapes that set Mission Hills apart from all other communities in the region. The original homes of Mission Hills were sited and designed to take advantage of that terrain and to integrate themselves into the topography of their sites rather than reshaping the site.

Conserve Natural Landform: Grading within all lots of Mission Hills is discouraged and should occur only to the extent that it is necessary to provide reasonable access to a homesite and to manage stormwater. Grading should not occur to conform the landform of the lot to a home; the design of the home should conform itself to the natural and preexisting contours of the lot.

Conserve Original Greenspace Design: Any alteration of the existing lot topography within Streetside yard areas visible from a street should be strictly minimized and contoured so that the resulting landform can be planted with the characteristic lawn and shade trees indistinguishable from that of the pre-construction lot and adjoining properties.

Side and Rear Yards: Any necessary grading within side or rear yard areas that are not visible from surrounding streets should be integral to the naturalistic landscape design or to the architecture of the buildings. Such grading must conform to all City requirements and must not cause any storm water to drain into adjoining properties.

Naturalistic rock outcropping integrates grade change with landscape

Low front yard retaining walls should be a part of the landscape

2. RETAINING

Retaining walls or other structures, when necessary, should either be a) integrated with the design of the naturalistic landscape of the lot when not connected with the building, or b) integrated with the architectural design of the building(s).

Retaining within Streetside Yards: Retaining walls within front or side yard Frontage areas visible from a street are strongly discouraged by these Guidelines. Such walls, when absolutely unavoidable, should be limited in height, and should be integrated subtly into the overall landscape design of the property and surrounding properties.

Natural Stone Outcrops: Along some frontages, what appear to be natural stone outcrops provide an abrupt grade change from the street to the yard of the home. These are, or appear to be, elements of the original streetscape design, created when the streets were cut into the natural slopes of the site. These elements should be preserved where present and can serve as models for new retaining structures when required.

Naturalistic Landscape: Retaining elements (when necessary) should be designed to harmonize with naturalistic landscape of the lot and made of natural, rustic materials.

Architectural Integration: Retaining walls in side and rear yard areas, which are close to the building(s) and necessary to conform them to the natural contours of the site, should be integrated with the design of the principal building and any accessory buildings or accessory structures, therefore altering the preexisting landforms of the lot as little as possible.

Rustic rock walls modulate grade and define boundary between ornamental landscaping around the home and the Greenspace of the frontage

2.8 GLOSSARY OF TERMS

PURPOSE

This section of the Guidelines provides definitions of terms and phrases used that are technical or specialized, or that may not reflect common usage. If any of the definitions in this section conflict with definitions in the Mission Hills Zoning Ordinance (MHZO), the definitions in this glossary should control. If a term or phrase is not defined in this section, or in the MHZO, the City Administrator should determine the correct definition through a written interpretation for the Planning Commission's review and comment for finalization.

Terms and phrases. As used in the Mission Hills Design Guidelines, each of the following terms and phrases should have the meaning ascribed to them in this section, unless the context in which they are used clearly requires otherwise.

A

Accessory Structure: see MHZO 5-103.1

Adjacency, Incompatible: at the City's determination, the result when a land use, building, or portion of a building exceeds or may exceed the physical limits that would otherwise maintain compatibility with neighboring properties.

Adjacency, Side Yard: the condition when one building shares a lot line with another building and the need to design appropriately to maintain compatibility between the two properties.

Allee: a row of trees planted along a Thoroughfare or Pedestrian Way.

Alteration: see MHZO 5-103.2

Alteration, Project Type: one of three categories of projects ranging from Sitework Only to Exterior Building Alterations to Building Additions and New Homes.

Antenna: see MHZO 5-103.3-8

ARB: Mission Hills Architectural Review Board

Architect: see MHZO 5-103.10, 11

Art: see MHZO 5-103.12

B

Basement: see MHZO 5-103.13

Basketball Goal: see MHZO 5-103.14

Block: see MHZO 5-103.15

Block Face: the combined building facades on one side of a block providing the context for establishing architectural harmony.

Board: Mission Hills Board of Zoning Appeals

Building: see MHZO 5-103.17

Building, Detached Accessory (also 'Accessory Buildings'): see MHZO 5-103.18

Building Function: the land use accommodated by a building and its lot, as allowed by the MHZO.

Building Height: the vertical extent of a building and its roof measured in ft. at the front of the building or structure from the average elevation of the exterior finished grade to the highest point of the roof. Unless specified otherwise, height limits do not apply to masts, belfries, chimney flues, and similar structures.

Buildings in the Landscape: the effect when the greenspace is perceived as the dominant characteristic of the streetscape rather than the buildings.

Building Line, Front (also Front Yard Setback): see MHZO 5-103.20

Building Line, Side (also Side Yard Setback): see MHZO 5-103.21

Building Placement: the maximum horizontal envelope available for placing a building on a lot per the applicable guidelines and regulations.

Building, Principal (also 'Main Mass'): see MHZO 5-103.19

Building Site: the area identified by the zone and applicable guidelines necessary to accommodate one building.

Building Size: the specified length, depth, and height of any individual and combined volumes as specified in the Guidelines and MHZO.

C

Calibrated: the result after adjusting the design to the conditions of the site, the direction from the Guidelines, and the requirements of the MHZO.

City: City of Mission Hills, Kansas

City Administrator: see MHZO 5-103.23

Civic: the term defining not-for-profit organizations dedicated to the arts, culture, education, government, transit and municipal parking facilities.

Civic Building(s): a structure operated by not-for-profit organizations dedicated to arts, culture, education, recreation, government, or for use approved by the legislative body.

Civic Space: an open area dedicated for public use, typically for community gatherings, physically defined by the intended use(s), size, landscape and by the buildings that align the space.

City Beautiful Movement: a reform philosophy concerning North American architecture and urban planning that flourished during the 1890s and 1900s with the intent of using beautification and monumental grandeur in cities.

Commission: Mission Hills City Planning Commission

Composition: the particular arrangement of individual elements and details on a building facade, as informed by the Guidelines.

Composition, Discordant: the effect when the individual elements and details of a facade are arranged in a way that lacks congruity.

Comprehensive Plan: see MHZO 5-103.27

Conceptual Review: see MHZO 5-103.27.5

Congruity: the result when a streetscape, site, building, or façade is in agreement, harmony, or correspondence, or when the individual components of a streetscape, site, building, or façade are in agreement, harmony, or correspondence.

Context: the particular combination of Greenspace and neighboring buildings that create a specific physical environment.

Construction: see MHZO 5-103.29

Council: Mission Hills City Council

Court (Inner, Outer): see MHZO 5-103.32,33

Cul-de-sac: see MHZO 5-103.34

Curb: the edge of the vehicular pavement, whether detailed as a raised curb or unarticulated pavement edge.

Curb Level: see MHZO 5-103.35

D

Developable Area: those areas of a site that are not required as building setbacks, driveway access or open space.

Depth: the dimension of a massing element (Main Mass, Wing, or Accessory Building) as measured generally perpendicular to the Streetside Line (Front Building Line) of the lot. See Guidelines **Sections 2.2 - 2.5**.

Drive (also Driveway): a vehicular lane that provides access from the street to the lot and its garage. See Guidelines **Section 2.7.2**

Dwelling: see MHZO 5-103.38

Dwelling, One-Family: see MHZO 5-103.39

E

Easement: see MHZO 5-103.40

Elegance, Understated: the result when a building and its site are designed to appear as set in nature and restraint is applied regarding building size, facade composition, and level of articulation and ornament per the intentions of J.C. Nichols.

Elements, Building: secondary components of a building such as wings, walls, roofs, doors, windows, balconies, porches, stoops, and chimneys.

Elevation (Building): the exterior walls of a building not along a frontage. Also referred to as 'Facade' when the elevation is along a frontage line.

Enfront: the placement of an element such as a building facade.

Entrance, Principal: the principal point of pedestrian access to a building, typically along the building's primary frontage.

Entrance, Secondary: point(s) of pedestrian access to a building in addition to the principal entrance.

F

Fabric: the overall pattern of streetscapes, blocks, and buildings. The fabric typically changes from one area of the community to another in response to topography and the size and location of buildings.

Facade: the exterior wall of a building that is set along a frontage line. Facades support the public realm and are subject to frontage requirements additional to those required of elevations which are not set along frontage lines.

Facade, Publicly Engaged: a facade composed of a highly visible front door and large windows that relate directly to the shared/public living spaces within the main mass of the house. Such facades have a clear and direct engagement with the neighborhood, enhancing the sense of community.

Fence: see MHZO 5-103.43

Fence, Wall or Retaining Wall Section: see MHZO 5-103.46

Frontage, Special Lot (corner, intersection, hillside, creekside, edge): one of five physically-defined situations where a public open space feature adjoins a private lot. See **Section 1.2.2**

Frontage, Typical: the area between the building and the edge of the street which is typically covered by lawns and natural terrain with the occasional driveway access.

Frontage, Architectural: the architectural element of a building between the public right-of-way and the private property associated with the building. Frontage Types combined with the greenspace create the perceptible streetscape. The frontage types used in the Mission Hills Design Guidelines are described below:

Stoop: see MHZO 5-103.95

Porch: see MHZO 5-103.77

Porch, Full Height: a porch that is as tall as the second story of a 2 or 2 1/2 story house.

Front Yard: Front Yard frontages consist of the building facade being set back from the front property line in a dimension large enough to create a front yard which is continuous with neighboring yards. These yards are visually continuous within a block, and thus create a visually continuous landscape. see MHZO 5-103.122

Front(s) and Back(s): a term referring to the requirement for a building to have a clearly identifiable front facade along the lot's primary frontage, containing the primary pedestrian entrance and a clearly identifiable back facade in relation to the lot's rear property line. This term is also used to identify situations where it is not acceptable to have the front of a building adjacent to the back of another building.

G

Gable Length: The horizontal dimension of a massing element (Main Mass, Wing or Accessory Building) as measured parallel to the main ridge of the roof. This term is used in lieu of "Width" or "Depth" in crircumstances where a massing element is neither clearly parallel to nor perpendicular to the Streetside Line (Front Building Line).

Gable Width: The horizontal dimension of a massing element (Main Mass, Wing or Accessory Building) as measured perpendicular to the main ridge of the roof. This term is used in lieu of "Width" or "Depth" in circumstances where a massing element is neither clearly parallel to nor perpendicular to the Streetside Line (Front Building Line).

Garage, Private: see MHZO 5-103.49

Grade (Established, Finished): see MHZO 5-103.51, 52

Greenspace (also Greenspace Pattern, Common, Perceived): the landscaped setting, whether publicly or privately owned, within which all homes are set and viewed. Four components comprise the greenspace – streets, greens and parklets, typical lot frontages, and special lot frontages. See **Section 1.2**

Greenspace, Gardenside: the land within the lot that is not generally viewable from the street and is typically behind the house.

Greenspace, Streetside: the portion of a lot that is viewable from the street, typically in front of and alongside the house which, together with adjacent lots, forms the continuous pattern of landscaped yards. In some cases, this includes street-facing side yards at corner lots and/or street-facing rear yards at through lots.

Ground Floor/ Footprint: the horizontal area resulting from the application of building placement requirements and as further articulated by particular building design.

H

Half Story: see MHZO 5-103.97

I (reserved)

J (reserved)

K (reserved)

L

Layer: a factor of community character that is combined with and affects other factors in generating a recognizable whole such as the community Greenspace or Neighborhood Character Areas.

Lot (Adjacent Interior, Corner, Depth, Interior, Net Area of, Size, Through, Width): see MHZO 5-103.56-64

Lot Line: an ownership boundary of an officially platted lot.

Lot Line, Common: an ownership boundary of an officially platted lot that is also an ownership boundary of an adjacent lot.

Lot Line, Streetside: those lot lines that coincide with a right-of-way or a private easement for a street or open space. One frontage line should be designated as the Principal Frontage Line. Facades along Frontage Lines define the public streetscape or adjacent open space and are therefore more highly regulated than the elevations that coincide with other lot lines.

M

Mass (Main Mass, Main House): the bulk and volume that comprises the primary portion of the house.

Mission Hills Character: the combination of community landscape and residential architecture which evokes the countryside, richly landscaped, and with a preserved natural terrain and houses with an understated elegance within that setting in a pattern of picturesque streets where the greenspace is perceived as dominant.

N

Neighborhood Character Area: one of four physically-defined areas that is recognizable by certain design characteristics including lot size and shape, topography, Greenspace character, building scale, building massing, and architectural style. See **Section 1.4**

Nonconforming Uses (lot, structure, use): see MHZO 5-103.66

O

Off-Street Loading, Parking: see MHZO 5-103.67, 68

Oriel: see MHZO 5-103.69

Outdoor Recreational Facility: see MHZO 5-103.70

P

Pedestrian Way: see MHZO 5-103.71

Platted Lot: see MHZO 5-103.74

Planter: an at-grade or raised container or area which accommodates landscaping.

Play Equipment: see MHZO 5-103.75

Pool: see MHZO 5-103.76

Porch: see 'Frontage Types, Architectural'

Main Mass: see MHZO 5-103.19

Public Property: see MHZO 5-103.79

Public Right-of-Way: see MHZO 5-103.80

Public Realm ('streetscape'): the combination of building facades, public and private frontages, signage, landscape, trees, sidewalks, streets and the activity within these areas that generate the physical character as viewed within the public right-of-way.

Public View: along a public street or open space, all that is visible as viewed by a pedestrian or motorist.

Q (reserved)

R

Recess Line: a horizontal line, the full width of a facade, above which the facade sets back a specified distance from the facade below.

Rebuild or Rebuild Project: see MHZO 5-103.81

Repair: see MHZO 5-103.82

Residential: premises available for dwelling.

Retaining Wall: see MHZO 5-103.84

Reverse Corner Lot: see MHZO 5-103.85

Right-of-Way: see MHZO 5-103.40

Roof: the external upper covering of a house informed by the relevant architectural style guidelines.

Roof, Swayback: the type of roof associated with the Tudor Revival architectural style where the wings and other secondary volumes have roofs with slopes that display a noticeable inward or downward curvature, similar to a bell-like flare.

S

Scale, Human: the effect when buildings and their various elements and details are proportioned to the human body.

Scaled (Down, Prototypical, Up): the lesser, typical and maximum scenarios of building massing for each massing type, while maintaining the characteristics of proportion for the relevant architectural style. See **Section 1.3**

Setback Line (Building, Front Yard, Side Yard): see MHZO 5-103.20, 21

Sidewalk (Pedestrian Way): the paved portion of the streetscape dedicated exclusively to pedestrian activity.

Sign: see MHZO 5-103.88

Solar Energy System: see MHZO 5-103.94

Stoop: see MHZO 5-103.95

Story: see MHZO 5-103.96, and **Section 1.3** of these Guidelines.

Story, Half: see MHZO 5-103.97, and **Section 1.3** of these Guidelines.

Street: see MHZO 5-103.98

Street Grade: see MHZO 5-103.99

Street Improvements: see MHZO 5-103.100

Street Line: see MHZO 5-103.101

Streetscape: the combination of building facades, building frontage(s), signage, street furnishings and equipment, sidewalk, and landscape. Streetscapes vary in response to their intended physical character and context.

Structural Alterations: see MHZO 5-103.103

Structure: see MHZO 5-103.104

Substantial (Construction Matter, Exterior Demolition): see MHZO 5-103.107, 108

Surrounding Structures: see MHZO 5-103.109

T

Terrace: see MHZO 5-103.111

Terminated Vista: an important view at the end of a street or across an open space that provides additional visual interest.

Thoroughfare (also Street): a vehicular way incorporating

moving lanes and parking lanes (except alleys/lanes which have no parking lanes) within a right-of-way or private easement.

Transition Line: a horizontal line, the full width of a facade expressed by a material change or by a continuous horizontal articulation such as a cornice or a balcony.

U (reserved)

V

Variance: see MHZO 5-103.114

Vernacular: the common language of a region, particularly in reference to architectural tectonics. Through time and use, the vernacular has intrinsically resolved the architectural response to climate, construction technique, and to some extent, social mores.

Vestibule: see MHZO 5-103.115

W

Walkable: a term referring to the pedestrian-orientation of the block and street network and the frequency of intersections where people can cross a street, favoring shorter blocks over longer blocks to allow for shorter routes to be used by pedestrians and motorists and, to balance the needs of pedestrians with those of motorists.

Wall: see MHZO 5-103.117

Watercourse: see MHZO 5-103.118

Width: The dimension of a building massing element (Main Mass, Wing or Accessory Building) measured approximately parallel to the Streetside Line (Front Building Line) of the lot. See Guidelines **Sections 2.2 - 2.5**.

Window (Bay, Bow): see MHZO 5-103.120, 121

Wing: a secondary volume of a building where the primary volume is referred to as the main mass. See Guidelines **Section 1.3**

X (reserved)

Y

Yard: open space other than a courtyard or paseo on a lot, unoccupied and unobstructed from the ground upward.

Yard (Front, Rear, Side): see MHZO 5-103.122-124

Z (reserved)